

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).

NEW YORK, DECEMBER 6, 1919

TABLE OF CONTENTS.

Section I.

Editorials	559
Save New York Movement Achieves Great Objective	561
Board of Aldermen Adopts Record-Breaking Budget	563
Sixth Avenue Board of Trade Has Ambitious Program	564
Real Estate Review for the Current Week	565
Private Sales of the Week.....	565
Leases	572
Real Estate Notes.....	573
Statistical Table of the Week.....	574
Agreement Brings Peace to Building Industry in New York.....	575
Fred F. French Company Have Contract for Large Hotel.....	576
Building Commitments for One Week Approximate \$27,000,000 ...	577
Personal and Trade Notes.....	577
Trade and Technical Society Events..	577
Current Building Operations.....	578
Building Material Markets.....	578
Contemplated Construction	580
Standards and Appeals Calendar.....	585

Section II.

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

Inter-City Fuel Co.....	536
Jackson, Daniel H.....	539
Jerome Property Corp.....	2d Cover
Kane Co., John P.....	4th Cover
Kelly, Albert E.....	540
Kennelly, Bryan L., Inc.....	2d Cover
Kerns Co., James F.....	2d Cover

Kloes, F. J.....	580
Kohler, Chas. S., Inc.....	558
Lawrence Cement Co., The....	4th Cover
Lawyers' Mortgage Co.....	566
Lawyers' Title & Trust Co.....	569
Leaycraft & Co., J. Edgar..	Front Cover
Lehigh Portland Cement Co.....	583
Lewine, Fisher & Irving, I.....	2d Cover
Long, A. J., Realty Co.....	569
Manning, Bernhard Realty & Const....	572
Manning & Trunk.....	2d Cover
Markham Realty Corp.....	558
Martin, H. Samuel.....	2d Cover
Maurer & Son, Henry.....	584
McInerney, John F.....	583
McLaughlin, Thos. F.....	2d Cover
McLaury Tile Co., Inc., D. H....	4th Cover
McMahon, Joseph T.....	568
Mississippi Wire Glass Co.....	566
Moses & Moses.....	570
Nail & Parker.....	558
Nason Realty Co.....	558
Newins, Harvey B.....	558
New York Edison Co., The.....	581
New York Title Mortgage Co., The...	558
Niewenhous Bros., Inc.....	583
Noyes Co., Chas. F.....	Front Cover
Ogden & Clarkson Corp.....	2d Cover
O'Reilly, Thomas J.....	Front Cover
O'Reilly & Dohn.....	2d Cover
Orr & Co., John C.....	585
Payton, Jr., Co., Philip A.....	572
Pease & Elliman.....	Front Cover
Pfomm, F. & G.....	Front Cover
Pomeroy Co., Inc., S. H.....	582
Porter, David, Inc.....	570
Porter & Co.....	Front Cover
Queensboro Corporation, The.....	572
Read & Co., George R.....	Front Cover
Realty Associates	574
Realty Company of America, The....	558
Reis, John, Company.....	569
Ritch, Wm. T.....	580
Roman-Callman Co.....	570
Ruland & Whiting-Benjamin..	Front Cover
Runk, George S.....	2d Cover
Ryan, George J.....	2d Cover
Schindler & Liebler.....	2d Cover
Scobie	2d Cover
Seath, Inc., James.....	584
Seaver & Co., Frank A.....	569
Spear & Co.....	568
Staudinger & Reisberg.....	582
Title Guarantee & Trust Co.....	558
Thompson Co., A. G.....	568
Tucker, Speyers & Co.....	2d Cover
Tyng & Co., Stephen H., Jr.....	558
Ullman	2d Cover
United Electric Light & Power Co....	564
Union Stove Works.....	585
Vogel & Rotkin.....	584
Vorndran's Sons, Christian.....	581
Walsh, J. Irving.....	2d Cover
Water Supervision Co.....	580
Watson Elevator Co., Inc.....	4th Cover
Wells Architectural Iron Co.....	583
Wells Sons, James N.....	2d Cover
Welsch, S., Sons.....	574
Westwood Realty Co.....	569
White Const. Co., Inc., The.....	579
White & Sons, Wm. A.....	558
Whiting & Co., Wm. H.....	Front Cover
Winter, Benjamin	572
Wood-Dolson Co.....	Front Cover
Zicha, A. R., Marble Co.....	585

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 5888

James S. Anderson
Henry N. Farnald, Special

Rare opportunity for a commercial
house with capital to secure a permanent
location—N. E. CORNER UNIVERSITY
PL. AND 11TH ST., 157.4x141x irregular.
Eleven-story and basement loft building,
all improvements, 5 elevators. Rents
after February 1, 1920, \$106,550; carrying
charges, \$69,025; mortgages, \$765,000.
Power sold to tenants at a profit. Water
rents paid by tenants. Brokers protected.

Further particulars from

NASON REALTY CO.

170 BROADWAY

Suite 915-919 Phones: Cortlandt 7637-7638

**MARKHAM
REALTY
CORPORATION**

31 Nassau Street

CLARENCE W. ECKARDT, President
Telephone: Rector 1865

Wm. A. White & Sons

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

46 Cedar Street
Established 1868

Brett & Goode Co.

**SPECIALISTS
IN
BUSINESS PROPERTIES**

582 FIFTH AVENUE

Specialists in Harlem

and

**Colored Tenement
Properties**

**NAIL & PARKER
REAL ESTATE**

145 West 135th Street
New York City

JOHN E. NAIL
HENRY C. PARKER

Telephone { 7682
Morningside { 7683

HARVEY B. NEWINS

INCORPORATED

Choice Investments in Manhattan and
Long Island Properties.

CONSULT US

BROKERS PROTECTED

347 FIFTH AVE.
NEW YORK

Telephone: Vanderbilt 7276-7277-4678

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

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

CLARKE G. DAILEY

115 BROADWAY

Telephone: Rector 3350

STEPHEN H. TYNG H. OAKLEY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated

Member Real Estate Board N. Y.

**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**

41 Union Square West

22 EAST 17TH STREET
Telephone: Stuyvesant 4000

A Learned Judge

In a recent legal opinion in which we were inter-
ested, the Judge on the Bench made this state-
ment:

"To a layman a search is a mystery and
the various pitfalls that may beset his
title are dreaded but unknown. To avoid
a possible claim against him, to obviate the
need and expense of professional advice
and the uncertainty that sometimes results
even after it has been obtained is the very
purpose for which the owner seeks insur-
ance."

His Honor certainly appreciated the relief that has
come to property owners through the system of title
policies introduced to New York by the Title Guar-
antee & Trust Company in the year 1883.
Since then we have solved many mysteries in real
estate law and have made the transfer of real es-
tate the easy and simple thing that it is.
We are handling more titles just now than ever
before in our history and are having some difficulty
in working as fast as the public demands.
We are expanding our machine as rapidly as we
can secure suitable workers, but we ask that you
send in your orders for title insurance early enough
to give us all possible time.

**TITLE GUARANTEE
& TRUST CO**

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

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

**The
Realty Company
of America**

FRANKLIN PETTIT

President

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

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

Success of a Vital Movement

The announcement that sixty representative cloak and suit firms have acquired large tracts of land in the Seventh-avenue section for the purpose of erecting co-operative manufacturing plants signalizes the success which has finally attended the endeavors of the Save New York Committee. Few civic reforms within recent years have more vitally affected the development of New York City than the Save New York movement. Instituted by public-spirited citizens for the purpose of remedying a condition which threatened to destroy the finest retail shopping district in the world, it has progressed, despite the most discouraging drawbacks, to a point where it is able to see the attainment of a great objective, the removal of factories from the Fifth avenue shopping center into a section of the city which is logically and naturally adapted for this kind of occupancy.

Aside from the unusual interest attaching to the construction features of the plan, which provides for the erection of four large sixteen-story structures designed for the needle trades, the wholesale shift of these firms will bring about many beneficial results. All interests will profit through such a system of segregation. Fifth Avenue will be relieved of the great crowds of workers which congest the thoroughfare during the noon hour, a congestion which has been seriously menacing real estate values and which has been causing considerable anxiety to the merchants on the avenue. The workers themselves will be more contented and more efficient in specially-designed buildings in which will be embodied the best modern conveniences and appliances for their comfort and health. The manufacturers will benefit through lower overhead costs and increased output. The large saving in rent, which is expected to approximate \$3,000,000 a year, may affect production costs to such an extent as to even bring about a reduction in the retail prices of women's wearing apparel.

Too much praise cannot be given to Mr. John H. Burton and the other leaders of the Save New York movement and to the public spirited cloak and suit manufacturers who are largely responsible for this admirable civic reform. The zoning law, which established certain well-defined restrictive principles affecting the growth of the city, did not contain any retroactive features, and while this legislation was designed to prevent undesirable trade invasions in the future, it was helpless to undo the havoc which had been wrought prior to its enactment, when the uptown movement of trade had already begun and was reaching a point where it threatened to engulf the entire retail shopping section.

The task which the Save New York Committee assumed was the turning back of this great northern sweep of the factory. Discouraging factors appeared. The shortage of space; the lack of adequate buildings in the non-restricted zone; long term leases held by manufacturers in the restricted territory; the coming of the war and the cessation of building activity were the

principal obstructions which combined to make the task of the committee a formidable one.

The final realization, therefore, of the great aim of the Save New York Committee calls forth a hearty and cordial response from every real estate man and property-owner who is really interested in the future of New York City. The removal of the needle trades industry from its present location is a logical and practical solution of the problem, which concerns not alone a particular trade or a particular group of citizens but the interests of the entire metropolis. It inaugurates a new era in the history of New York City because it offers further proof that every civic reform based upon sanity and justice must eventually attain its objective.

Removing an Eye-Sore

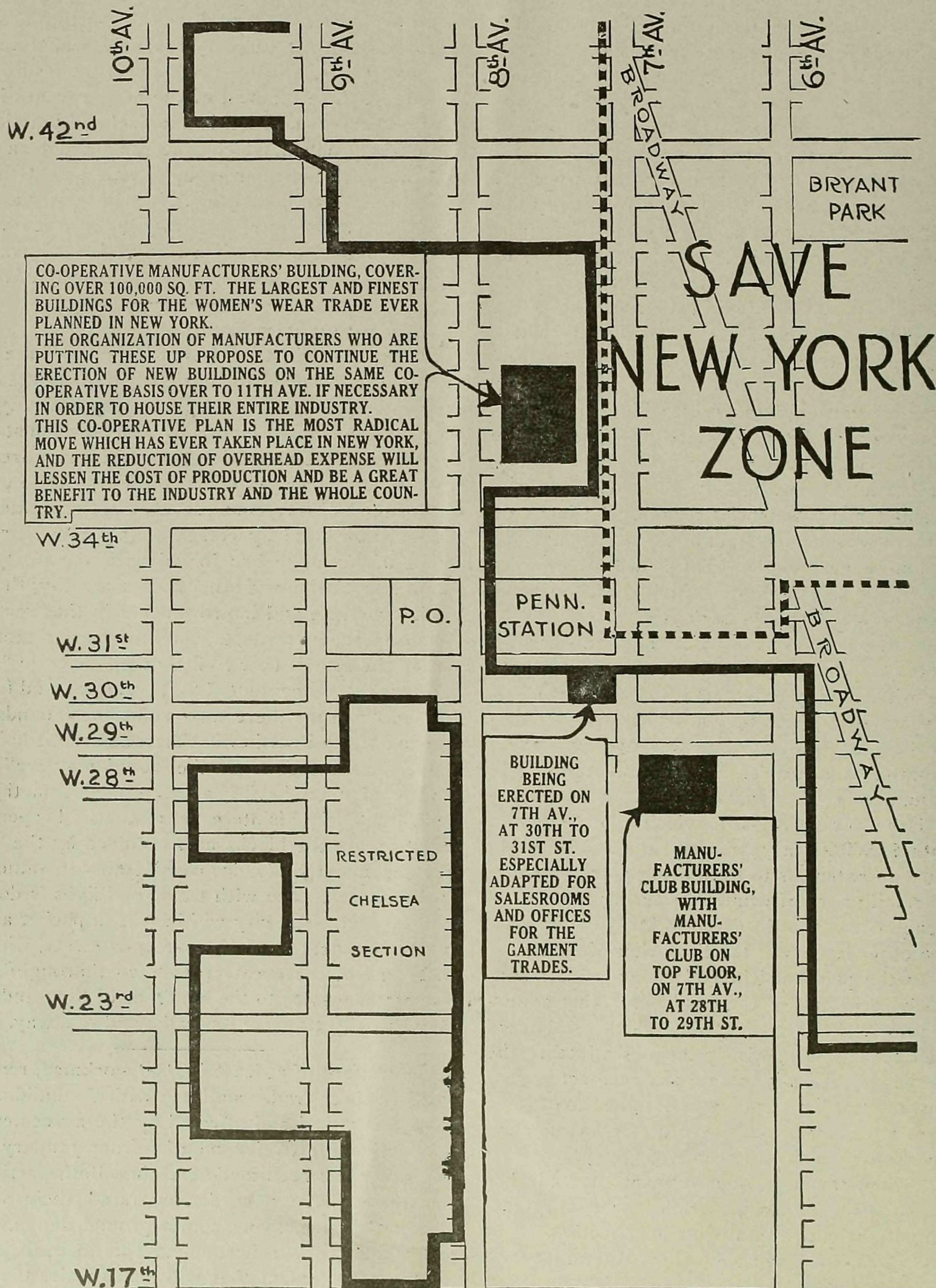
The Board of Estimate has at last cleared the way for the removal of one of the unsightly blots that so far has effectually prevented the satisfactory working out of plans for the transformation of Forty-second street into one of the most attractive trade thoroughfares in the city. By agreeing to the tearing down of the unsightly spur of the Third Avenue Elevated to the Grand Central Station, now used by comparatively few citizens, the Board of Estimate has joined with the Forty-second Street Association and other bodies devoting themselves to civic welfare and improvements in that section.

There were no protests when the matter came up for action, the spur is now so little used that the "L" management readily consented to its removal, and for purely aesthetic reasons there were sufficient grounds for the decision of the Board of Estimate to order the improvement. The members of the Board may well be congratulated upon having accomplished something that was actuated by disinterested motives. Property along the street on the blocks now occupied by the "L" spur will undoubtedly advance considerably in value as soon as the interference with traffic and light is done away with forever. The city will benefit in pocket as well as in attractiveness—and Forty-second street, which is already one of the great cross-town thoroughfares, will give better service to the hundreds of thousands of people who daily traverse its walks and roadway.

The welfare of at least 150,000 workmen, represented in thirty-three trades affiliated with the building industry are involved and affected by the agreement which is effective for twelve months from January 1, 1920. One thing has been made certain. Both parties to the instrument have now demonstrated their ability to meet in the open, upon a common ground, and have agreed to live and work in harmony. This in itself is a noteworthy achievement that will make easier the way for future understandings of the obligations of employers and employes, one toward the other. Furthermore, the agreement will make it immediately possible to devote the maximum of time and effort to the grave problems of reconstruction now confronting this city.

CO-OPERATIVE BUILDINGS

TO BE ERECTED BY NEARLY ALL LEADERS IN CLOAK AND SUIT TRADE—SHIFT MANUFACTURING CENTRE FROM MADISON AND 5TH AVES. TO WEST OF 7TH AVE. —WILL GREATLY REDUCE COST OF OVERHEAD INDUSTRY—PUT THE CLOAK AND SUIT INDUSTRY ON A MORE STAPLE BASIS AND ALSO FOR ALL TIME INSURE THE SUCCESS OF THE SAVE NEW YORK MOVEMENT.



DOTTED LINE INDICATES BOUNDARY OF SAVE NEW YORK ZONE.

AREA ENCLOSED IN HEAVY BLACK LINE IS RESTRICTED BY THE ZONING LAW AGAINST THE ERECTION OF LOFT BUILDINGS FOR MANUFACTURING PURPOSES

REAL ESTATE SECTION

Save New York Movement Achieves Great Objective

As Result of Association's Efforts, the Seventh Avenue Section Will Soon Become Centre of Needle Trades Industry of Metropolis

SUCCESS at last has been achieved by the Save New York Committee, plans having been made public which will vitally affect the future of the Fifth avenue retail shopping section and a vast territory on the west side of the city on and adjacent to Seventh avenue. The leading cloak and suit manufacturers of this city plan the erection of great co-operative buildings to house their workers as the first move in the establishment of a permanent centre for the industry on the west side of the city. Sixty firms are interested in the proposed shift, which will be one of the most important in the history of the city.

J. H. Burton, chairman of the Save New York Committee, has issued the following statement, which describes the progress of the movement and outlines the salient features of the new project:

"The co-operation movement of the leaders of the cloak and suit manufacturers to erect buildings for their own use in the vast unoccupied area west of Seventh avenue, so that they may have permanent homes for the further development of their industry and reduce their cost of operation, enables the Save New York Committee to announce that practically all these manufacturers now located in their present center between Twenty-third and Thirty-third streets will remove their factories.

"They were also influenced by a desire to do everything in their power for the City of New York. They did not consider that it was proper for their crowd of workers to obstruct the thoroughfares of Madison avenue, Fifth avenue and the adjacent streets.

"The removal of their factories will eliminate the present noon-day congestion, and restore this section to its former prestige and dignity.

"For the mutual benefit of all concerned, of the City of New York and of its great manufacturing industries, the Save New York Committee will ask the presidents of the Cloak, Suit and Skirt Manufacturers' Protective Association, The Dress and Waist Association, The Fur Association, The Associated Dress Industries of America, The United Waist League of America and the American Cloak and Suit Manufacturers Association to become members of the executive committee of the Save New York Movement, and plans for a permanent development of the Save New York Movement on a much larger and broader scale will be discussed at a banquet which will be given in honor of the manufacturers who, influenced by their civic pride in this city, have made this Save New York Movement a success.

"This cooperation will not only insure the future of the entire district from Twenty-third to Fifty-ninth streets, but will make the Seventh avenue section, which is now practically vacant, the greatest wholesale commercial district in the city, and will place these manufacturing industries on a higher and more permanent plane, which will guarantee that New York will remain for all time the manufacturing center of the needle trades for the United States.

"All those who have any pride in the City of New York owe a debt to this group of far-sighted manufacturers whose enterprise has made this great shifting of the factory centers possible, and without whose aid the Save New York Movement could never have succeeded."

The working organization of the cloak and suit manufac-

turers is headed by the following representative men in the industry: Saul Singer, president; Mack Kanner, vice-president; Julius Blauner, treasurer, and Jacob Reich, secretary. The directors are Leo Sachs, Ben Gershel, Max Rubel, Otto Schuloff, Philip Mangone, Maurice Bandler, Jesse Woolf, Max Cohen and Nathan Schuss.

The working out of the project was announced last Tuesday evening at a private dinner given at Delmonico's by Chairman Burton. Addresses were made by Mr. Burton, Mr. Singer and Mr. Kanner.

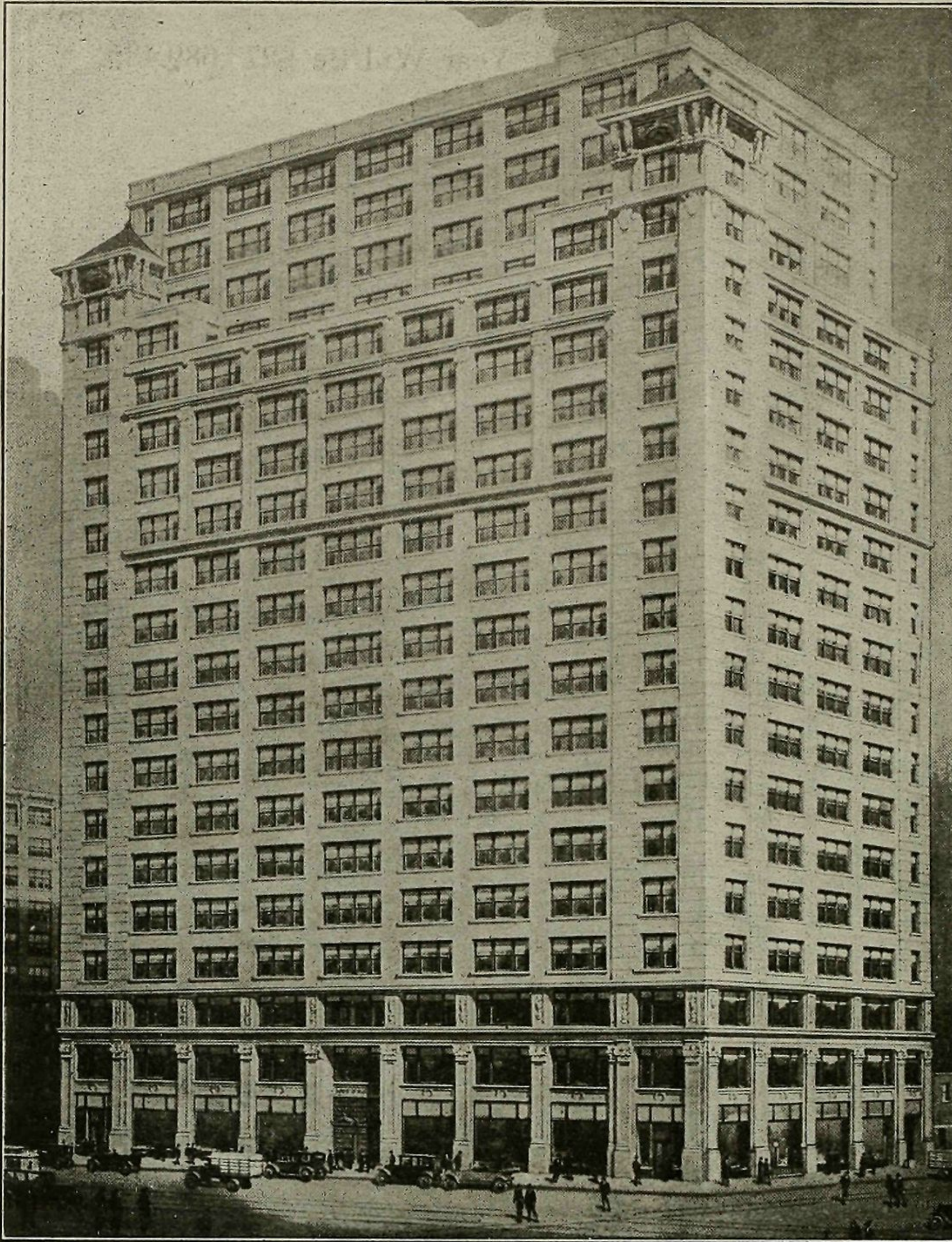
"The object of these co-operatively-owned industrial plans," declared Mr. Kanner, who with Mr. Singer was responsible for putting through the plan, "is to establish a permanent home for this group of manufacturers and to avoid the constant removal of our plants from one location to another. For this reason, as well as for a civic purpose, it has been desirable for this group of manufacturers to erect the new buildings on a co-operative plan, which will insure permanency of location and tend to reduce the cost of manufacture by a reduction of overhead expenses.

"Briefly stated, this improvement will primarily serve two purposes of public importance. It is well known that the cloak, suit, skirt and dress manufacturers have been driven into a location between 23d and 59th streets and a condition created which is disturbing and menacing the greatest retail avenue in the world. It is, therefore, the desire of these manufacturers to serve the retailers of this great city by removing their factories into a section that is ideal for manufacturing purposes and where the ground area is large enough to accommodate the entire industry.

"The manufacturers were also actuated by the desire to eliminate one of the elements that enter into the high cost of producing wearing apparel, namely the ever-increasing rent roll. The proposed buildings will afford a space of about 1,400,000 square feet at a yearly rental to these manufacturers of about \$700,000, which will mean a cost of only about 50 cents a square foot. Compare these figures with the present enormous rental of \$3,500,000 figured on the basis of present rentals, which means a payment by the same manufacturers of about two and one-half dollars a square foot. It will be noted that this item of rent, alone, will enable manufacturers to save \$3,000,000 a year in the cost of production.

"Plans have already been prepared for the erection of four six-story buildings located on the westerly side of Seventh avenue, taking in two blocks from 36th to 38th streets. No effort will be spared in incorporating in these structures the most modern equipment and layout, which together with their exterior design, will make them not only the pride of the industry, but a credit to the City of New York."

The undertaking of this plan is expected to solve the vexatious problem which has been worrying Fifth avenue merchants and property-owners ever since the up-town movement of factories began. Long before the passage of the Zoning Resolution the congestion on Fifth avenue was beginning to affect real estate values in that locality. This situation was directly responsible for the formation of the Save New York Committee which brought about the establishment of a zone bounded on the south by an irregular line, half way between 32d and 33d streets, on the west by Seventh avenue, on the east by Third avenue and on the north by 59th street. The



PROPOSED SEVENTH AVENUE BUILDING FOR NEEDLE TRADES.

committee began to persuade manufacturers who expected to move into this zone to stay out and to induce those already in to move out. Members of the committee subscribed large amounts of money to finance the work and an extensive educational campaign of advertising was instituted explaining the zone and the movement.

The uptown movement had already progressed to such an extent that it became almost impossible to relieve the congestion in the block south of 34th street near Fifth avenue. This situation, coupled with the conditions created by the war, a lack of downtown space available for the occupancy of the needle trades, and other factors, considerably aggravated the labors of the Save New York Committee, but did not discourage them or weaken their purpose.

The members of the Save New York Committee are B. Altman & Co.; Arnold Constable & Co.; Best & Co.; Bonwit, Teller & Co.; Gimbel Brothers; J. M. Gidding & Co.; L. P. Hollander & Co.; Lord & Taylor; Stern Brothers; R. H. Macy & Co.; James McCreery & Co.; Saks and Co. and Franklin Simon & Co. J. H. Burton, of Burton Brothers & Co., is chairman; Samuel D. Reyburn, president of Lord & Taylor, is treasurer and Nathaniel D. Reich, of Strauss, Reich & Boyer is counsel.

Members of the Finance Committee include Mr. Burton,

Mr. Reyburn, Mr. Reich and also Ancell H. Ball, of Best & Co., and Franklin Simon, president of Franklin Simon & Co. J. C. Paxton is office manager of the committee.

The movement which will now see the beginning of this exodus of cloak and suit manufacturers from Fifth avenue was instituted early in 1915 by the Save New York Committee. The cloak and suit industry which, incidentally, has its national headquarters in this city, already had reached Thirty-fourth street. Manufacturers who a decade before had their plants in Grand, Canal and Lispenard streets, were competing keenly with each other for locations in the new district. Real estate values, consequent to the influx of the manufacturers into the Fifth avenue zone became severely injured. This section soon proved inadequate, with the result that a further expansion was bound to follow.

Merchants and property owners within the section bounded roughly by Seventh and Third avenues, Forty-second and Thirty-fourth streets, had entered into a "gentleman's agreement" some time previous in regard to certain restrictions that would be maintained in the district. This agreement, which had no legal status, was being jeopardized by the rapid development and expansion of the needle trades. Thirty-fourth street, the most northerly limits of their uptown trend, was liable to be passed almost any day.

Every effort was made by the Save New York Committee to interest real estate operators in the erection of factory buildings in some other section of the city. A careful survey was made and Seventh avenue, the site of the present project, was selected.

Such were the conditions facing the committee in 1906, when the

Board of Estimate and Apportionment came to its rescue by adopting in July the Zoning Resolution, which divided the city into districts and prescribed the height, area and occupancy of buildings in each. This resolution recognized the "gentleman's agreement" of the merchants and property owners, giving it a legal status. The zone then became known as the "Save New York Zone," by which name it is still designated.

The leaders in the needle trade have bought the block front on the west side of Seventh avenue, Thirty-seventh and Thirty-eighth streets, a plottage fronting 200 feet on the avenue, 275 feet on Thirty-seventh street and 213 feet on Thirty-eighth street. The block includes the ten-story Hotel Navarre, along with a half-score or more of old structures, with two modern sixteen-story manufacturing loft buildings. This was purchased from a client of Ward, Wilson & Hayden.

Another block opposite the above, owned by the United States Realty & Improvement Company, has been also purchased, with a frontage of 100 feet, at the southwest corner of Thirty-seventh street, adjoining the Hotel York, extending 225 feet on Thirty-seventh street and running through the block to Thirty-sixth street, where the plottage has a frontage of 175 feet running west from the Hotel York.

Board of Aldermen Adopts Record-Breaking Budget

Cost of Running New York City Government Next Year Will Be \$273,689,485,
an Increase of \$25,664,051 Over 1919

THE Board of Aldermen, on Tuesday, by accepting the report of its Finance Committee, adopted without change the city budget as received from the Board of Estimate. This action means that the 1920 budget will aggregate \$273,689,485, setting a new record for municipal expenses. The budget now goes to the Mayor for signature. The increase over 1919 is more than three times the average increase during each year from 1900 to 1919.

The Republican members of the Finance Committee submitted a minority report, which recommended decreases of \$3,815,249. This report criticized the Hylan administration in holding many secret sessions on the budget and failing to continue the policy of the preceding administration of publishing in a separate pamphlet all salary increases and new positions created.

"The Board of Estimate lays itself open to the charge," the minority report says, "that it has deliberately adopted the budget in such form as to make it virtually impossible either to discover what new positions have been created, although the Controller admits that over \$2,500,000 has been appropriated for new positions, or to determine to what extent salary increases are warranted.

"In the interest of economy we believe that the city can best be served by the merger of the City Chamberlain's office with the Department of Finance. We condemn increases of salary of more than ten per cent. in the case of many high-salaried employes for the reason that the lower grades receiving from \$1,900 to \$2,600 are limited to a ten per cent increase. We feel that as a matter of justice the lower-paid employes in the city service should not be discriminated against in favor of the high-salaried employes. Present conditions affect the lower-paid employes to a much greater degree than the higher-salaried city employes, and therefore the greater increase should have been allotted to the lower paid employes when adjustment of salaries was made to meet the unusual conditions arising from the high cost of living."

The minority report also condemned the temporary insertion in the tentative budget of \$39,000,000 for Board of Education purposes, which was subsequently removed on the ground that "this huge sum was inserted with the apparent intention of misleading the public into believing that by its subsequent elimination the budget had actually been reduced to the lowest point consistent with public safety."

The Republican Aldermen had evidently made an unusually careful study of the budget because their report discussed in detail each of the proposed salary increases and recommended specific reduction and amendments.

Alderman William F. Quinn moved the adoption of the minority report, but it was lost by a vote of 47 to 8. The Republican Aldermen later joined with the Socialists in moving for the rejection of the budget altogether, that motion being likewise lost. The majority report was adopted by a vote of 47 to 9.

The majority report declared that the great increase in the 1920 budget was due in the main to the increase in salaries of city employes and the constantly-increasing prices of food-stuffs, materials and other commodities necessary to the proper administration of the city departments. As a whole, the committee found the budget of 1920 "one to which the Board can fully subscribe."

The appropriations for 1920 now authorized amount to \$273,689,485, a reduction of \$43,529,144 from the tentative budget. The figures exceed those of the 1919 budget by \$25,664,051.

Questions regarding the probability of an increase in the tax rate as a result of the budget's growth have been raised

from time to time but no official statement has been made that would definitely answer them. Last month Comptroller Craig declared that even guessing at the tax rate was impossible. He said: "It is as yet too early for that. You cannot estimate the tax rate or the general fund until you know what the State income tax is going to be and what proportion will be coming to the City."

The rate will not be fixed until March 3. Unofficial approximations this week however placed the 1920 rates for the various boroughs as follows: Manhattan, 2.50; Bronx, 2.55; Brooklyn, 2.55; Queens, 2.55 and Richmond, 2.60. The 1919 rates are Manhattan, 2.32; Bronx, 2.37; Brooklyn, 2.36; Queens, 2.37, and Richmond, 2.41.

Among the large departmental appropriations for 1920 are:

Debt Service	\$74,811,538
Department of Finance.....	1,547,248
Law Department.....	1,030,493
Board of Elections.....	2,129,915
President, Borough of Manhattan.....	4,051,207
President, Borough of the Bronx.....	1,820,293
President, Borough of Brooklyn.....	3,914,568
President, Borough of Queens.....	3,805,424
President, Borough of Richmond.....	1,252,386
Department of Education.....	49,408,681
Teachers Retirement System.....	2,611,033
Department of Parks, Manhattan and Richmond....	1,300,853
Department of Parks, Brooklyn.....	1,019,465
Police Department.....	24,595,186
Fire Department.....	13,186,753
Department of Health.....	4,729,832
Department of Public Charities.....	7,497,561
Board of Child Welfare.....	2,084,492
Bellevue and Allied Hospitals.....	2,835,623
Department of Water Supply, Gas and Electricity..	7,513,150
Department of Street Cleaning.....	13,163,523
Department of Correction.....	2,331,214
Department of Plant and Structure.....	3,432,416
Department of Docks.....	1,123,274
City Magistrates Courts.....	1,191,877
Municipal Courts.....	1,069,435
Board of City Record.....	1,093,730

The Budget Committee of the Real Estate Board of New York makes the following statement in relation to the City Budget and the tax rate for 1920:

"The total budget as finally adopted by the Board of Aldermen is \$273,698,485. To this must be added about \$5,000,000, the City's share of the cost of the widening of Varick street and the extension of Seventh avenue. This would make the total budget, to be levied against the city generally, \$279,000,000.

"The surplus revenues of the general fund will probably not exceed \$45,000,000. The estimated amount due from the new income tax will not exceed \$10,000,000. This would leave \$220,000,000, less other small items that may be received from special sources, to be levied upon the real and personal property of the City of New York.

"The total assessed valuations available for taxes will be about \$8,500,000,000. A tax of two and one-half per cent on this would yield \$212,500,000. It is therefore fair to assume that the tax rate which will be fixed the last day of February, 1920, cannot be less than 2.50 as a base. The several boroughs will then be obliged to pay whatever the cost of county government and whatever special assessments might have been levied against them for local improvement.

"It can be figured, therefore, with reasonable certainty that the tax rate will run from 2.50 in the Borough of Manhattan to 2.60 in the Borough of Richmond."

Sixth Avenue Board of Trade Has Ambitious Program

Association Urges that Thoroughfare Be Renamed "Roosevelt Avenue" and that Elevated Structure Be Removed from Street

MATTERS of considerable interest came up for discussion at the first business luncheon of the Sixth Avenue Board of Trade on Tuesday at the Hotel McAlpin. Resolutions were adopted voicing the sentiment of the organization that a petition be sent to the Board of Aldermen immediately asking that the name of the thoroughfare be changed to "Roosevelt Avenue, as a further memorial to a one-hundred per cent. American."

An ambitious programme was outlined. This includes a campaign for the removal of the elevated railroad from the avenue and the extension of the Hudson and Manhattan tubes northward to Fifty-ninth street. Efforts will be made to bring about a more uniform building plan, a more effective system of street lighting and to develop hotel and amusement enterprises of high character along the thoroughfare.

In line with the amusement development, the Rev. Henry Mottet, pastor of the Community Church, at Twentieth Street and Sixth Avenue, announced the intention of his church to build a large community centre at that corner, but leaving the beautiful old Church of the Holy Communion intact. Dr. Mottet said that when his project was first laid before the public \$100,000 was asked. Generous contributions poured into the fund from persons of all creeds until a total of \$512,000 was raised.

Dr. Mottet declared his church would erect a fifteen-story building. The entire first floor will be an auditorium where excellent shows and amusements will be provided at a nominal price. On another floor will be separate clubrooms for men, women and children. Two floors will be given over to a gymnasium. One will have a large swimming pool. There will be reading rooms, writing rooms and a restaurant on the fifteenth floor, where any one may obtain a good meal practically at cost while looking out over the Hudson River.

The whole will be surmounted with a roof garden enclosed in glass and kept open winter and summer.

Mr. Salmon, in discussing the problems before the Board said, that the future shopping district lay "between Fifth Avenue and Broadway and in the centre of the city." He asserted that Sixth Avenue, once one of the greatest shopping streets in the world, had received an unfortunate set-back, but that with proper improvements Sixth Avenue might easily become just as important as Fifth Avenue.

The opening of the driveway into the park, it was said, would afford another means of relieving the ever-increasing traffic burden, as it would provide a straightaway natural flow of automobile traffic from the centre of the city up through Central Park, diverting much traffic from Fifth Avenue and Broadway. Mr. Salmon added that he believed the coming of Prohibition would be helpful for the reconversion of the Sixth Avenue shopping district because it would remove the corner saloon, and that women are not attracted to shopping districts where the corner-saloon abounds.

The Sixth Avenue Board of Trade formerly was known as the Sixth Avenue Association and the luncheon on Tuesday was the first since the change in name was made. The organization has about 100 members. Under the direction of C. F. Winder, its managing director, and a membership committee, a drive for new members is being conducted. It is planned to have a luncheon every month, to which city officials and others will be invited to talk on civic problems.

A plan to establish "siesta clubs" on the roofs of business buildings in the vicinity of Sixth Avenue is being worked out in detail by the Board. Through this novel expedient the organization hopes to relieve the congestion on Sixth Avenue, which is intensified during the mid-day hours.

**"Oh dear! Here's
an electrical gift
and we can't use it."
"Never mind, dear,
we'll move into an
apartment that has
electric service as
soon as we can
find one."**



Our partial payment plan makes wiring easy. Phone Stuyvesant 4980

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

Real Estate Review for the Current Week

Market Maintains Its Characteristic Steadiness, and Shows New Evidence of Interested Investment Capital

CONDITIONS remain substantially unchanged in the real estate market, a great volume of business continuing to be transacted. Operators maintained their steady interest in income producing properties and, although several important investment transactions were closed, the business concerned itself chiefly with the buying and selling of the professional trader. Every class of property ranging from the modest one family house to the down-town skyscraper is in eager demand, with special efforts exercised to obtain properties in which leases expire at an early date. There is every indication that this phase of market activity will continue for an indefinite period, reaching its climax some time next Spring when the 1920 building season is expected to be inaugurated.

Even then considerable activity is anticipated with demand centering upon building sites.

As further evidence of this belief the theory is advanced that the present activity is founded on a firm foundation, namely the scarcity prevailing of renting space and that the fact that New York is ten years behind in its building pro-

gram. These two factors have been directly responsible for the great buying and selling movement affecting properties in New York City which began soon after the armistice and which has been creating fortunes for not only enterprising speculators but other people with capital who have been quick to realize their opportunities.

In the meantime during the entire winter, brokers anticipate a real estate market of steadily growing and broadening character. There is a well defined belief, however, that a number of valuable improved properties will find their way into the possession of prominent investors who will see in the present high rentals the excellent existing opportunities for splendid return upon their capital. In this connection it is interesting to note that the Chatsworth and Annex apartment houses on 72d street, facing Riverside drive, were resold this week by operators to a syndicate which represents merchants who are seeking to conserve profits derived from commercial lines. Other investment transactions, including a number in which business men figured, involved properties of various kinds on Washington, 48th, Warren, South, Front and 57th streets.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 125 as against 120 last week and 36 a year ago.

The number of sales south of 59th street was 40 as compared with 40 last week and 15 a year ago.

The number of sales north of 59th street was 85 as compared with 80 last week and 21 a year ago.

From the Bronx 60 sales at private contract were reported as against 53 last week and 13 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 574 of this issue.

Chatsworth and Annex Sold.

Charles Griffith and Eugene Moses & Co. sold for Harris and Maurice Mandelbaum and Irving and Fisher Lewine the Chatsworth and Annex apartments at 340-344 West 72d street, facing Riverside drive and running through to 71st street. The buildings cover a plot about eleven lots in area and consist of one 15-story building running from street to street, laid out in suites of two to twenty rooms, and an 8-story building adjoining on 72d street and looking up the drive, arranged for one apartment of eleven rooms and four baths on each floor. There are ninety-five apartments in the group of buildings. The Chatsworth group was built by George F. Johnston and Sons and Alexander and Leopold Kahn. The front on 72d street of heavy granite and limestone with huge caraytides is in the modern French style of architecture. The property was bought by the Mandelbaum and Lewine Syndicate last spring through the same brokers, who have negotiated the resale. It has been held at a price of \$2,000,000. The buyer is a new corporation to be known as the Chatsworth Apartments (Inc.), represented by Bandler & Haas as attorneys, and composed of some of their clients, who are turning to real estate for the investment of profits derived from mercantile business. The company will withdraw the property absolutely from the market and hold it as a permanent investment.

Operator Buys Potter Building.

Attention was drawn to the City Hall section again by the sale of the old Potter Building, an 11-story structure covering the southern half of the triangular block bounded by Park Row, Beekman, Nassau and Spruce streets, and overlooking City Hall Park. Harry Aronson is the buyer of the property, for which he is said to have paid about \$2,000,000. The sale was negotiated by William H. Whiting & Co. The Potter Building has come to be a landmark in the City Hall section. It was built a number of years ago by the late Orlando Potter, who at the time was a member of Congress. He put up the building as an investment and for a number of years was regarded as one of the finest bits of commercial architecture in the city. It has a frontage of 96 feet on Park Row, 96 feet on Nassau street and 144 on Beekman street. The only other building on the block is the former Times Building. The land on which the two buildings now stand was at one time the "Governor's Gardens." Then it be-

came the site of the First Brick Church. The sale of the Potter Building marks the fourth big transaction of its kind in the City Hall area, the first being the purchase of Frank A. Munsey of The Sun Building at 150 Nassau street. The other two sales were those of the Morse Building at Nassau and Spruce streets, adjoining The Sun Building, and the Vanderbilt Building on the southeast corner of Nassau and Beekman streets.

Sell Fulton Street Block Front.

The Charles F. Noyes Company sold to clients of Weschler & Cohn the 11-story Market and Fulton Bank Building at 81-83 Fulton street, occupying the block front on Gold street to Ann street. The property was held at \$650,000. The building covers a plot of 6,200 square feet with street frontages of about 225 feet. The offices overlook the East River and the location is one block east of the present subway station at William and Fulton streets. The building was erected by the Market and Fulton National Bank from plans by W. B. Tubby, and has always been considered one of the best office buildings in the neighborhood. It is leased largely to single floor tenants at the annual rental of about \$90,000. The most important chemical houses are located in the building, including the Chemical Foundation, Binney & Smith, National Fuller Co. and the Barnett Leather Co. As a condition of the sale the Irving Trust Co. secures a lease for twenty years on the ground floor, safe deposit vaults and other space in the building for its rapidly increasing business at this point. The property has been placed in the charge of the Charles F. Noyes Company for management. The sellers were represented by Breed, Abbott & Morgan, attorneys.

Hotel to Replace Church.

The Rutgers Presbyterian Church property, at the southwest corner of 73d street and Broadway, has been purchased by Sheriff David H. Knott and Henry J. Veitch, president of the Hotel St. Andrew Co., as a site for a 14-story hotel to cost about \$3,000,000. The property was held at about \$1,000,000. No plans for the future have been formulated as yet by the trustees of the church. The property just disposed of adjoins the Hotel St. Andrew on the north, fronting 106.10 feet on Broadway, 169 feet abutting the hotel, 137 feet on 73d street, with a real line of 102 feet. The entire cost of the land, church and chapel at the time of its dedication was about \$240,500. Earle & Calhoun were the brokers. The Fred F. French Company has been selected as architect and builder of the new hotel.

Buyer for the "Hanover."

The Hanover apartment house on the northeast corner of Eighty-third street and Park avenue, held at \$550,000, has been sold by Daniel H. Jackson, operator, to H. W. Gennerich. The structure, which is known as 981 Park avenue, occupies a plot 77 by 119 by 102, and shows a gross annual rental of about \$60,000. In part payment, the buyer gave the five four-story tenements 335 to 347 East 37th street, on a plot 125 by 100, also the five-story tenements at 92 First avenue and 1916 Third avenue. Byrne & Bowman were the brokers in the transaction.

Shenk Deals Involve \$2,000,000.

Joseph Shenk reported the following transactions involving apartment properties having an aggregate value of \$2,000,000: He purchased from Joseph Bender, through Max Rosenfeld, the Alabama, six stories, at 550 Riverside drive, north corner of 127th street, renting for \$50,000 and held at \$350,000, from the Riverdale Realty Company, through S. Krulewitch, St. Francis Court, six stories, 125x100, renting for \$38,000 and held at \$325,000, and from a client of Samuel Wacht, through B. Harris, 521 West 122d street, six stories, 62.6x100, held at \$150,000. Mr. Shenk sold to a client of Morrison & Schiff the northeast corner of Broadway and 162d st., six stories, 100x100, renting for \$35,000 and held at \$300,000; to Samuel Barkin, through Bernard London, 4180 Broadway, six stories, 100x100, renting for \$30,000 and held at \$250,000, and to a client of Max Rosenfeld the southwest corner of Amsterdam avenue and 175th st., six stories, 100x150, renting for \$40,000, and held at \$300,000, and the southwest corner of Broadway and 133d street, six stories, 75x125, renting for \$30,000 and held at \$225,000.

Another Broadway Improvement.

Joseph P. Day sold the Anheuser-Busch plot at the southwest corner of Broadway and 98th st., 100x175, formerly occupied by the beer garden "Unter den Linden." It is contemplated erecting on the site a sixteen story apartment hotel, subdivided into apartments of two or three rooms.

Deals on Washington Street.

An investing client of William A. White & Sons has purchased from Mrs. Elean McManus 111 Washington street, a 5-story building on a lot; also the adjoining property at 113 and 115 Washington street, recently purchased by Elias A. Cohen and William Prager, operators, from Paul Tuckerman. The two properties have a frontage of 70 feet on Washington street and were held at about \$100,000. A portion of the property will be used by the buyer for his own business. Miss Florence Jacobs sold to Norman S. Reisenfeld, operator, 161 Washington street, a 7-story loft building on a lot 25.1x93.7, held at \$75,000. William A. White & Sons were also the brokers in this deal.

Waterfront Plottage Resold.

Arthur L. D. Warner, president of the Warner Sugar Refining Company, has resold the American Sugar Refining Company property at the foot of 48th street and East River to the Independent Warehouse, Inc., which has other branches on Greenwich street and Beach street. Arthur C. Sheridan sold the property at auction last Friday, the sale taking place in the Exchange Sales Rooms, for the price of \$39,000. The plot measures 160 feet on 48th street by 100 feet in depth, with about five lots additional waterfront.

Plans Extensive Downtown Buying.

Frederick Brown, whose real estate purchases have included every section of New York from the Harlem River to the Battery, has commissioned the Charles F. Noyes Company to purchase \$1,000,000 worth of real estate for his account in the district between Maiden Lane

MONEY TO LOAN

on

New York City
Real Estate

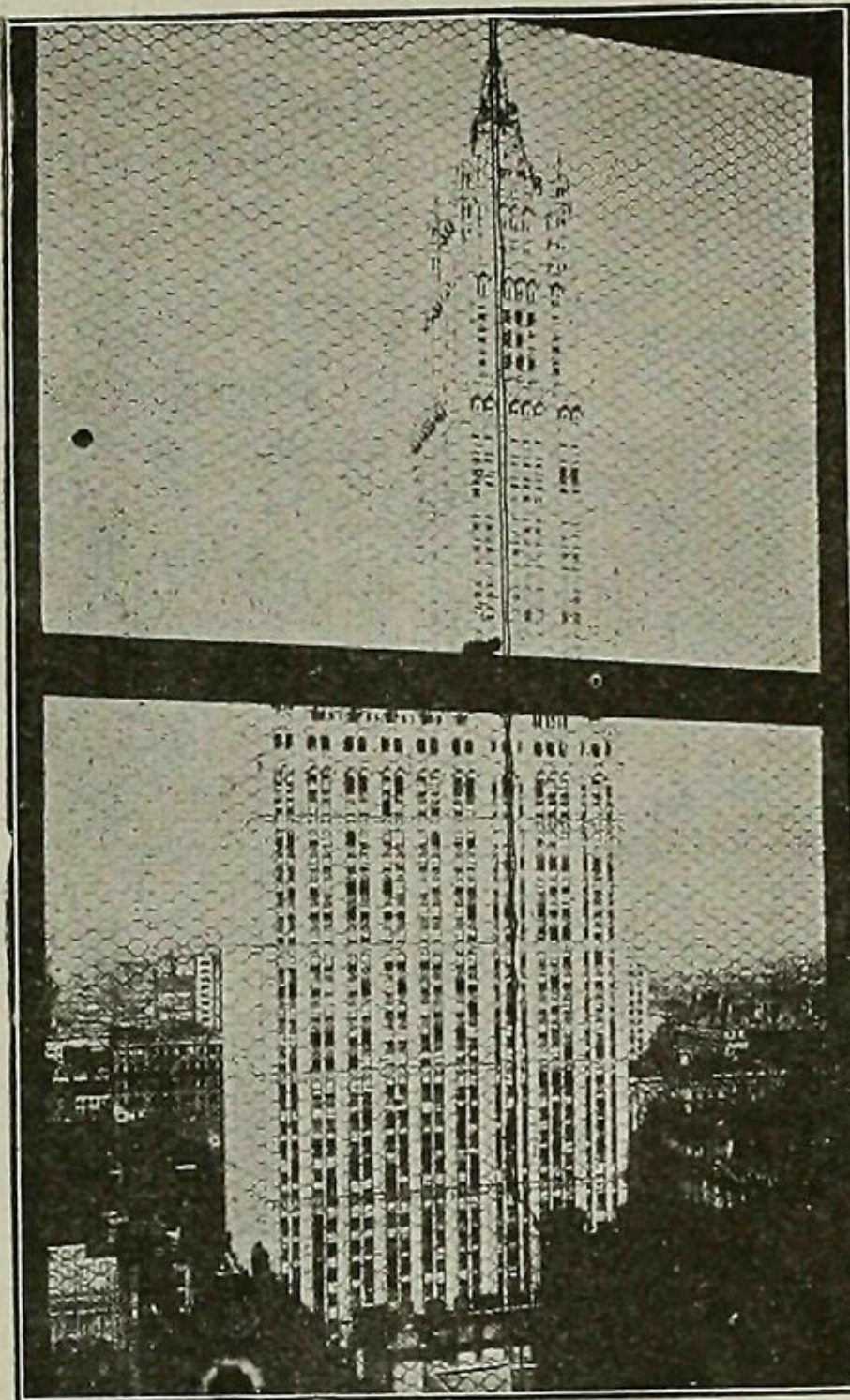
LAWYERS MORTGAGE CO.

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

and the Brooklyn Bridge east of William street. Mr. Brown's first purchase was from the Phelps Stokes estates of the 5-story office building, 19-21 Cliff street, extending through to Ryders alley. This building, covering a lot of 9,250 square feet, with frontages of 60 feet on Cliff street and 90 feet on Ryders alley, contains 50,000 square feet of space, is immediately available for rental purposes. Extensive improvements have been made, including the installation of electric elevators. The property is valued at \$350,000 and adjoins the 11-story "Phelps-Dodge Building" at the corner of John and Cliff streets.

Sale of Kingsland Property.

Walter F. Kingsland, represented by Frederick de P. Foster, has sold the 5-story building at 264 Washington street, on lot 24.9x56.10, to the Hamburger company, which will continue to occupy the premises; also the 5-story building at 115 Warren street, on plot 25x92.8, to N. Gazzell. Walter F. Sherwood was the broker.

Security Bank Building in Deal.

Charles Wynne and Louis H. Low purchased from the Weiss-Lemline Holding Corporation the Security Building at the northeast corner of 125th street and Lexington avenue, the 6-story building on plot 60x100, now under leases aggregating \$40,000.

Extensive alterations have been made to this building, as a post office formerly occupied the store floor. Louis Block & Co. were the brokers.

West End Avenue Flat Sold.

The 7-story apartment house at 391 West End avenue, which adjoins the southwest corner of 79th street, has been sold. The new owner bought the house through Pease & Elliman. The house covers a site 54.2 feet on the avenue and 100 feet deep. It is directly opposite the Apthorpe apartments, owned by Captain John Jacob Astor of England. William C. Strange was the seller.

Tenants Buy on South Street.

The Mandelbaum & Lewine group of operators have resold the South and Front street properties which they recently purchased from the Alfred Gwynne Vanderbilt estate along with the Vanderbilt Building, at the southwest corner of Nassau and Beekman streets. Whitaker, Clark & Daniels, tenants, bought 245 Front street. John Danery, tenant, bought 247 Front street. Edward J. McMillan, tenant, bought 153 South street, and Grinnell Bros, tenants, bought Nos. 154 and 155. Charles E. Williams & Co. were the brokers in the sale and the resale.

Jackson in Four Deals.

Daniel H. Jackson bought from the Rosewater Realty Company 82-84 West 12th street, between Fifth and Sixth avenues, a 6-story elevator apartment, known as the Regina, on plot 45x103, with accommodations for twenty-four families. It was held at \$135,000. M. Jelot was the broker. Mr. Jackson also bought 335-343 East 37th street, five 4-story tenements, on plot 125x100x irregular, rented at \$9,000 and held at \$80,000. Mr. Jackson has sold to a Mr. Abrams 867 Beck street, northwest corner of Intervale avenue, a 5-story apartment with stores, on plot 67x80, arranged for sixteen families and three stores, and held at \$75,000. Jacob Levy was the broker. Mr. Jackson also sold to Anna B. Hymans for occupancy 49 West 127th street, a 3-story dwelling, 18x100, held at \$10,500.

Builders Resell Apartments.

Byrne & Bowman have resold for Julius Tishman & Sons to the Stephen Realty Company, Milton M. Dryfoos president, the 12-story fireproof apartment house at 133-135 79th street on a plot 62x100. The structure contains forty-eight apartments of three and four rooms, and was held at \$525,000. It was a cash deal. The house was erected by Bing & Bing about five years ago, and is rented at about \$70,000 per annum. Tishman & Sons acquired the property two months ago from the John R. Hegeman estate.

Operator Acquires Wellington Court.

Frederick Brown bought from Dr. Samuel Bookman Wellington Court at the northeast corner of Broadway and 143d street, a 6-story elevator apartment, having accommodations for forty families and five stores, on a plot 100x100. The property was held at \$325,000. James E. Barry, of the Knap & Wasson Company, was the broker.

McAdoo Syndicate Sells Offices.

The 39 West Thirty-second Street Corporation, in which William G. McAdoo, ex-secretary of the treasury, Kenneth B. Conger and others identified with the construction of the Hudson tunnels are interested, sold the 16-story offices and lofts at 39 and 41 West 32d street. The property has been sold by Joseph P. Day as broker to Max N. Natanson, who has been identified with several big mid-town deals recently, including the purchase of the Columbia Trust Company property at the northwest corner of Fifth avenue and 34th street. The 32d street building stands on a plot 43x98.9, and has been held at \$750,000. It was to have been offered at auction Tuesday by Mr. Day, but was disposed of privately just prior to the sale.

Commodore Gerry Sells.

Frederick Brown bought from Commodore Elbridge T. Gerry 46 Vesey street, a 5-story business building, on lot 24.11x101, between Church street and West Broadway. Possession can be had next May. Robert F. Bonsall was the broker.

Old-time Operator in Field.

Daniel B. Freedman, old-time operator in upper west side dwellings, has concluded the purchase of four dwellings in that section. The deal involves the 4-story dwellings at 121, 123, 125 and 127 West 86th street, occupying a plot 77x100, between Amsterdam and Columbus avenues. The property was sold by Slawson & Hobbs for the Morgenthau estate.

Tenants Buy on Warren Street.

The Charles F. Noyes Company sold for the estate of Joseph Fahys the southeast corner of Washington and Warren streets, a six-story and basement office warehouse and manufacturing building, on plot 75x80. The buyer is the Eppens-Smith Company, tenants. The transaction is of considerable interest because the present purchaser twenty-five years ago sold the land and old buildings to the late Joseph Fahys, who erected the present structure after the famous Tarrant explosion.

San Domingo Is Sold.

Byrne & Bowman sold to Stewart Forshay, old time builder, for B. Rush Stoddard, the San Domingo, at 949 West End avenue, a twelve-story apartment housing thirty-nine families, on a plot 75x100 at the junction of Broadway and facing Straus Park. Stoddard & Mark, attorneys, acted for the purchaser and Charles Belows represented the sellers.

Levering Co. Adds to Realty.

The Charles F. Noyes Company has resold for William Goldstone to Richard Levering & Co., 209 Pearl street, a 5-story loft building on lot 24x122. The property adjoins 91, 93, 95 and 97 Maiden lane and 4, 6 and 8 Gold street, which he purchased recently through the Noyes Company. With this added plottage Mr. Levering has now nearly 14,000 square feet, upon which he is to erect a building when possession is secured. Mr. Levering's total investment will be approximately \$1,500,000.

Behrman an Active Trader.

Samuel Behrman bought 705 West 179th street adjoining the northwest corner of Broadway, a 5-story apartment building, 55x100, held at \$90,000. Mr. Behrman also resold to Max Glicken, the Belvedere, at the southwest corner of Edgecombe avenue and 150th street, facing Colonial Park, a 6-story elevator apartment house, 100x100, held at \$225,000 and acquired last July; also to the Manport Realty Corporation the six houses 250x205, at the southeast corner of Post avenue and 204th street, purchased by the seller last month and held at \$400,000. Mr. Behrman also purchased the Florida, a 6-story elevator apartment house, at the northwest corner of St. Nicholas avenue and 163d street. Maurice I. Strunsky was the broker in all of these transactions.

\$300,000 Bleecker Street Sale.

Byrne & Bowman sold for the Calvary Baptist Church to Henry W. Gennerich, the two 8-story loft buildings, with stores at 112 to 116 Bleecker street, on a plot 75x100, held at \$300,000. Hays, Kaufman & Lindheim and Max Frieder, attorneys, represented the sellers and buyers respectively.

New Operators in Field.

Edwin Bendheim and David H. Van Damm, operators, who have just opened an office at 280 Madison avenue, made their first purchase on Saturday. They selected the 8-story fireproof office building at 45 West 11th street. Lewin Block was the broker. Messrs. Bendheim and Van Damm expect to enter actively into the operating end of the real estate business.

Cortlandt Street Corner Sold.

Pease & Elliman have sold for a client to the Broadway-John Street Corporation, Elias A. Cohen, president, the 6-story building at the south west corner Cortlandt and Washington streets. This property has a frontage of about 25 feet on Cortlandt street and 75 feet on Washington street and just adjoins the property owned by the Pennsylvania Railroad. It is assessed at \$60,000 and has been held at \$100,000 by the previous owners. Pease & Elliman have been very active in this section recently. Some of the sales that have been made are the seven story Liberty Building, at the northeast corner of Greenwich and Liberty streets, which was sold for the Estate of D. B. Ivison to the Broadway-John Street Corporation; the Beard Building at 120-122 Liberty street and 123-5 Cedar street for E. L. Larkin to Frederick Brown; the 6-story office building at the southwest corner of Liberty and Greenwich streets for the Havermeier Real Estate Company; to Louis Boselli; entire block front on the west side of Greenwich street running from Liberty to Cedar street sold to an operator for the New York Life Insurance Company; property at 164-165 West street for the O'Donahue Estate to the Markham Realty



KEWANEE

SMOKELESS FIREBOX BOILERS

are highly recommended by responsible architects, engineers, builders and property owners as a solution to the present-day coal problems. They defy strikes, tie-ups, and high prices, and do away with the anxiety and difficulty of getting anthracite.

Kewanee boilers—unlike all others—burn the cheapest kind of soft coal absolutely without smoke and get more heat out of it than any other boiler can get out of the most expensive anthracite.

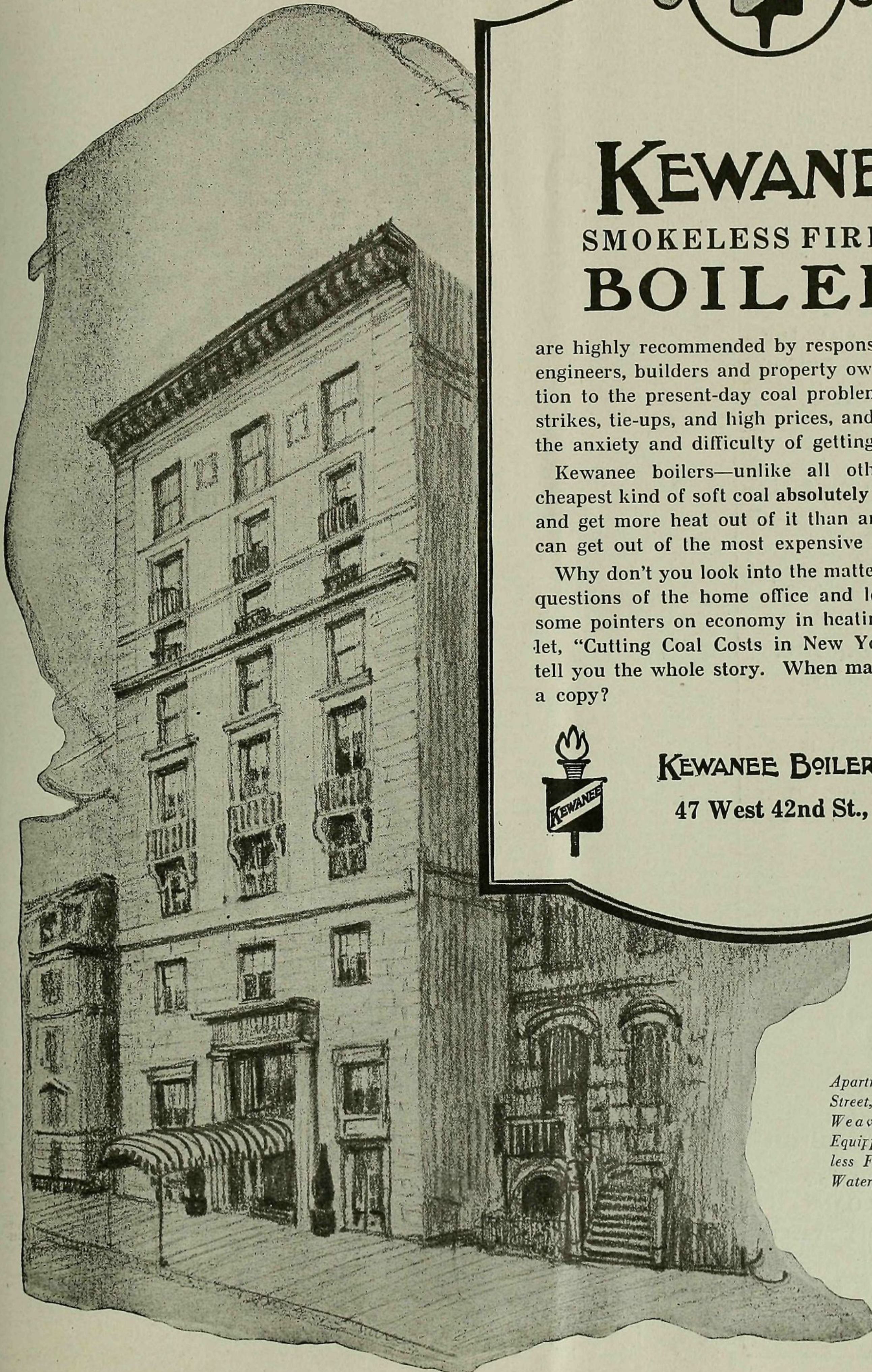
Why don't you look into the matter to-day? Ask questions of the home office and let us give you some pointers on economy in heating. Our booklet, "Cutting Coal Costs in New York City," will tell you the whole story. When may we send you a copy?



KEWANEE BOILER COMPANY

47 West 42nd St., New York

Apartment building at 3 East 85th Street, New York. Fullerton & Weaver Realty Co., Owners. Equipped with a Kewanee Smokeless Firebox Boiler and Kewanee Water Heating Garbage Burner.



Present-Day Problems of Building Maintenance

require expert advice and guidance. We are able to advise owners and agents of all classes of real estate with regard to State laws, City ordinances, Departmental procedure, and all executive, legislative and judicial regulations affecting real property. 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.

CITY AND STATE SUPERVISION CO., Inc.

25 West 42d Street New York

JOHN H. SCHEIER, R. A.
Advisory Architect to the Company

Brokers, Attention!

APARTMENT HOUSES

Bought, Sold and Exchanged

BERKSHIRE REALTY CO., Inc.

44 Court St., Brooklyn

Suite 711

Phone: Main 5736

IF YOUR PROPERTY IS IN THE MARKET

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



840 BROADWAY

NEW YORK

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

Money to Loan on First Mortgages

5%

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone: Main 834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

Corporation, and the re-sale of the 7-story office building at 123 Liberty street for the Broadway-John Street Corporation to the Schulte Realty Company. One of the representatives of Pease & Elliman, who made this sale, stated: "The real estate boom in the down-town section is now spreading to the west side of the city, which has several advantages for office building propositions. Land is cheaper in this section, a better view of the harbor can be obtained, is closer to the ferries, Hudson Terminal and many of the new subway lines. Already many large corporations are contemplating erecting large office buildings in this section." Pease & Elliman are now negotiating for the resale of the Cortlandt street property.

Morris Building Deal Closed.

The Broadway-John Street Corporation, Elias A. Cohen president, has concluded negotiations for the purchase from the estate of Gouverneur Morris through the Brown, Wheelock Company, Inc., of the Morris building, a ten-story structure at the northwest corner of Broad and Beaver streets, fronting 98.7 feet on Broad street and 69.1 feet on Beaver street. It was held at about \$1,000,000. The existing leases expire about January 1 next. The French-American line has sold 62 Broad street, a 4-story structure, 23x30, to a client of Lawrence, Blake & Jewell, who will renovate the building and offer for rent. The property was held at \$350,000.

Negroes Buy Smithsonian.

Another high grade elevator apartment house in Harlem, tenanted by white people has been acquired by negroes. The latest transaction affects the Smithsonian, a 7-story structure at the southeast corner of Lenox avenue and 129th street, which J. L. Moyses, president of the Rosaline Realty Company, has sold to the Roach Realty Company, of 214 West 141st street, controlled by negro investors. The Smithsonian covers a plot fronting 99.11 feet on Lenox avenue and 100.10 feet on 129th street and is occupied under yearly leases expiring next October.

Resells Twenty-first Street Lofts.

Leitner, Brener & Starr resold for Joseph Sherk the 11-story loft building at 40 East Twenty-first street, on a lot 25x92, between Fourth avenue and Broadway, which was held at \$150,000 and rents for about \$14,000. The purchaser is Charles Newmark, operator, who is making his first purchase in five years.

Indoor Tennis Club Sold.

The Indoor Tennis Club property at 204 to 216 West 42nd street, has been sold for a price said to be about \$275,000. The club property comprises a three story structure covering the entire area, 11x98.9 feet, just west of Seventh avenue, and directly opposite the New Amsterdam Theatre.

\$400,000 Apartment Deals.

Charles S. Kohler, Inc., has sold for a client to the Natural Chemical Co., 106-110 Haven avenue, a 5-story high-class non-elevator apartment house, built on plot 75x103.3 feet, held at \$150,000. The same broker reports the resale of this property for the Natural Chemical Co. to Charles H. J. Dilg, who gave in part payment 320 East 166th street, southeast corner of Findlay avenue, 5-story walkup apartment house, built on plot 39x100 feet, renting for \$9,000 and held at \$60,000; also 336 East 166th street, southwest corner of Teller avenue, 5-story walkup apartment house, built on plot 33.6x100 feet, renting for \$8,000 and held at \$50,000. The entire transaction represents over \$400,000.

To Rebuild Minetta Street.

The old houses at 2, 6, 8 and 10 Minetta street, sold by the Lord Wurster Club to A. Gordon, and 1, 2, 3, 4 and 5 Minetta place have been sold through Pepe & Bro. The buyer will remodel the houses from plans by Frank E. Vitolo into studios for artists, sculptors and writers.

Adds to Mid-Town Holdings.

T. M. and J. M. Fox & Co., dressmakers, who own and occupy 10 East 57th street, have purchased from the Thornbrake Company the abutting property at 11 East 56th street, a four-story dwelling, 25x80, held at \$110,000. Geo. R. Read & Co. were the brokers. Fox & Co. were the first of the highgrade retail firms to establish on 57th street, according to Mrs. A. Douglass, head of the firm. They moved to 57th street about seven years ago from 53 East 34th street. With the latest purchase the firm controls a plot 25x200. Mrs. Douglas stated that no plans had been made for the use of the 56th street building.

Heights Theatre Corner Sold.

Norman Denzer sold to Max N. Natanson, for the estate of Martin Fink, the theatre and taxpayer, with ten stores, at the northwest corner of 157th street and Amsterdam avenue, on a plot 125x100. This property was purchased by the late Mr. Fink from the Riverside Viaduct Company in 1914, and was held by the estate at \$150,000.

Schlechter in Two Sales.

The Hispania Hall Realty Company, Louis Schlechter president, sold Hispania Hall, at the northwest corner of 156th street and Broadway,

168x100, a 6-story elevator house, renting for about \$50,000. The Clarehourst Realty Company, Louis Schlechter president, sold the northwest corner of Northern avenue and 181st street, a 6-story elevator apartment house, 133x80x100, renting for about \$30,000.

Sells Fordham Block Front.

Frederick Brown has sold to Frank Begrish, builder, the block front on the north side of Fordham road between Jerome and Davidson avenues, consisting of about fifteen lots, upon which the new owner will erect taxpayers. B. H. Weisker was the broker. This is the last parcel of the Devoe estate property in Fordham, purchased by Mr. Brown about one year ago.

\$154,895 for Brooklyn Lots.

The Jere Johnson, Jr., Co., conducted another successful auction sale of real estate this week in the Brooklyn Real Estate Exchange. The property disposed of consisted of 59 widely distributed parcels including dwellings, business buildings, vacant lots and plots. The total realized from the entire sale was \$154,895.

The two-family brick dwelling, 68 Schermerhorn street, was purchased by the Del Realty Company, one of the largest investors at the sale, for \$6,950. The same concern bid in the store property, 514 Broadway, near Heyward street, for \$6,500, and two lots on Fourth avenue, near 99th street, Bay Ridge, for \$1,150 each. Another large purchaser was Samuel Gorman, who bought a vacant plot, 50x100, on Gates near Reid avenue for \$5,400, and the frame dwelling at 455 Hudson avenue, near De Kalb avenue for \$4,450.

The two 4-story brownstone apartments at 667 and 677 Broadway brought the highest individual prices of the sale when they were sold to B. L. Stein and Joseph Diamond for \$18,500 and \$19,250 respectively. Among the other buyers at the sale were Timothy J. Higgins, the B. & L. Contracting Company, Louis B. Schindler, Samuel Goldsmith, William S. Schwartz, John Gillespie, Vincenzo Campiglia, A. Marinoff, Patrick Daly, Olaf Olsen, J. Laney, Max Minoff, Morris Walzer and Manuel A. Plaisantin.

Manhattan.

South of 59th Street.

ALBANY ST.—Christian Ott estate heirs sold the 4-sty building 5 Albany st, 20x73.

BLEECKER ST.—Pepe & Brother sold for Edward Duff to a client the 3-sty dwelling at 269 Bleecker st, on lot 13x80.

CHARLTON ST.—Pepe & Bro. sold for Joseph Personeni his private residence at 43 Charlton st, 3-sty dwelling, on lot 21.6x100, to Joseph Vesee, who will occupy.

CHURCH ST.—Charles F. Noyes Co. has sold 286-288 Church st and 30-32 White st, the northwest corner of Church and White sts, for the Equitable Life Assurance Co. to John McCann & Co. The plot is approximately 50x50 in size and the improvement a 4-sty building, which was completely remodeled several years ago. The buyers are linen manufacturers.

EAST HOUSTON ST.—Estate of Theodore Havemeyer sold to Frederick Brown 26 to 32 East Houston st, a 6-sty building, 80.2x64.10x58.7, between the block front between Crosby and Lafayette sts, one-time site of Harry Hill's sporting club.

FRONT ST.—Charles F. Noyes Co. sold 214 Front st, a 5-sty building, 25x73, for James F. Farrell to S. E. Heyman.

FULTON ST.—Rosina Vollhart sold to Frederick Brown 244 Fulton st, a 4-sty building, 20x34.3, through Robert F. Bonsall.

GOLD ST.—Charles F. Noyes Co. sold for Joseph E. Bulkley to Richard S. Elliott the two loft buildings 73 and 75 Gold st, covering 1,250 ft. The buildings are in the heart of the leather district.

GREAT JONES ST.—Katz & Auerbach bought, through Bleiman & Co., from the New York Bank for Savings 30 Great Jones st, a 7-sty loft, 25x100.

GREENWICH ST.—Frederick Brown bought from James S. Coward, through Geo. R. Read & Co., 759 Greenwich st, a 6-sty loft, 21x70.4.

A. G. THOMPSON CO.

REAL ESTATE BROKERS and AGENTS

Expert, Economical, Management of Colored Tenement Property

Specialists in Harlem and Colored Tenement

2257 Seventh Avenue, at 133rd Street

New York City

Phone: Morningside 1610

GREENWICH ST.—Broadway-John Street Corporation, Elias A. Cohen, president, bought the 5-sty loft 52 and 54 Greenwich st, 57x100, and the abutting similar property, 55 Washington st, 27.8x100, from S. Clark Williams through Cammann, Voorhees & Floyd.

GREENWICH ST.—William Cruikshank's Sons sold for Mrs. Theodore Roosevelt and Miss Emily T. Carow to a client of Robert P. Rainey the 4-sty building at 86 Greenwich st, through to and including the 4-sty building at 91 Washington st, 25x179.10. This is the first sale in 118 years.

LIBERTY ST.—Wm. A. White & Sons and G. H. Bell have sold for the Broadway-John Street Corporation to the Thrift Homes, Inc., 142-144 Liberty st, a 5-sty building, 50x55. The property was bought by the seller less than ten days ago. The new owner will add two stories and alter into a first-class office building.

MACDOUGAL ST.—McCotter & Davis sold the 3-sty dwelling, 19.6x68, at 131 Macdougall st to the proprietors of the Silhouette Tea Room.

NORFOLK ST.—David Vogel sold for the Stanfok Realty Co., Inc., 173 Norfolk st, a 5-sty tenement, 25x100.

PEARL ST.—The 7-sty Hanover Building, at 130 and 132 Pearl st, 36.1x111, through to 96 and 98 Water st, has been reported sold by the Bertfield Realty Co.

VESEY ST.—Frederick Brown bought from Adam W. Cochrane the 5-sty building 50 Vesey st, 23.5x101.

WASHINGTON ST.—Cruikshank Company sold for Percy M. Burrill to a client for investment 31 Washington st, a 5-sty brick store and tenement, on lot 24x77.4.

WASHINGTON ST.—Charles F. Noyes Co. sold 431 Washington st for Florence Spear a plot, 20x83, between Vestry and Desbrosses sts, improved with a 2-sty building. Rosa Tringalli, the purchaser, expects to occupy.

WASHINGTON SQ.—Pepe & Brother sold for John Gillatley the southeast corner of Washington sq and West Broadway, a 5-sty apartment, 26x116, to Joseph Hoffman, who will remodel into studio apartments.

WATER ST.—James H. Cruikshank purchased from Flora N. Williamson, Marema Lenk and Lottie Allen 245 Water st, between Beekman st and Peck slip, a 5-sty warehouse, 37x76, on which the present lease expires April 30, 1920. James E. Styles was the broker.

WOOSTER ST.—Jacob Tablot sold to J. Spaulding & Sons the 6-sty building 57 and 59 Wooster st, northwest corner of Broome st, 75x100.

14TH ST.—Thomas J. Reilly sold for the Emigrant Industrial Savings Bank 205 West 14th st, a 5-sty building, 25x96, one time occupied by the Xavier Club, to the Amalgamated Lithographers' Union.

16TH ST.—John Finck sold for Rose P. Gervenka 13 East 16th st, an 8-sty loft, 25x92.

16TH ST.—Alfred Benjamin resold to Max N. Natanson, through Thomas J. O'Reilly, the 12-sty loft, 50x92, at 5 and 7 East 16th st. The seller acquired the property earlier in the week from Daniel H. Jackson, who obtained it the same day from the Emigrant Industrial Savings Bank.

19TH ST.—Horace S. Ely & Co. sold for Mrs. Helen C. B. Hyde 214 to 218 East 19th st, three 5-sty tenements, 45x100.

22D ST.—Daniel H. Jackson bought from Raber & Irwin Powell Company 136 and 138 West 22d st, a 7-sty loft, 41.8x98.9, through Ewing Speed, of E. H. Ludlow Company.

22D ST.—George W. Mercer & Son sold for the Empire State Holding Co. the 3-sty dwelling, 25x100, at 338 West 22d st.

22D ST.—Manning Bernhard Realty Construction Co., J. E. Manning, president, sold 36 West 22d st, a 7-sty loft, 23x98.9.

23D ST.—Kny-Scheerer Company bought through Daniel Birdsall & Co. 56 and 58 West 23d st, two old business buildings, 50x98.9, and intend to spend \$75,000 modernizing them for a home. Margaret A. Jackson and others are the owners of record.

28TH ST.—Henry Brady sold the 4-sty loft, 20x98.9, at 112 West 28th st for the estate of Henrietta Obst to Lewis Smith, and rented it to Samuel Harfenist.

29TH ST.—E. A. Turner sold for the Underhill estate the dwelling at 44 East 29th st.

29TH ST.—Manheimer Brothers sold for E. L. Rosenbaum and Max W. Solomon the two 6-sty buildings, on a lot 50x98.9, at 214-216 West 29th st. The new owners expect to remodel and occupy for their business.

31ST ST.—Stebbins Realty and Construction Co. sold to W. H. Martin, of South Amboy, N. J., 155 West 31st st, a 4-sty building, 20x70, through William Graham.

36TH ST.—Cruikshank Company sold for the Central Union Trust Co., executor, 439 to 443 West 36th st, 3 and 4-sty buildings, 75x98.9.

37TH ST.—Cruikshank Company sold for Giraud Foster to a client for investment 33 West 37th st, a 5-sty building, on plot 23.6x98.9.

40TH ST.—Everett M. Seixas Co. sold for William B. Underhill 120 East 40th st, a 3-sty dwelling, 20x98.9, to the tenant.

40TH ST.—Sidney L. Warsawer sold 452 West 40th st, a 5-sty tenement, 25x98.9, for the estate of C. Reiche.

42D ST.—Sidney L. Warsawer sold for Emelle Dumond the 3-sty building, 17x98.8, at 358 West 42d st.

44TH ST.—Maurice Wertheim sold for Mrs. Margaret A. Lehmann 235 East 44th st, 20x100, a 2-sty and 4-sty tenement, to Mrs. Cora A. Ferguson, and resold it to William Prosnitz.

50TH ST.—Pease & Elliman sold for Ellen D. Hunt 42 East 50th st, a 5-sty dwelling, 22x100, to a client of Anderson, Iselin & Anderson.

52D ST.—A. W. Miller & Co. sold for the Henry Bolter estate 359 West 52d st, a 4-sty flat, on a lot 18.9x100.

54TH ST.—Duff & Brown Co. sold for the estate of Elizabeth Lycett 415 West 54th st, 5-sty tenements, 25x120.

59TH ST.—Harry Aronson resold through Harris & Vaughan the New York Orthopaedic Dispensary and Hospital building at 126 to 150 East 59th st, through to 58th st, 65x100, in 59th st, and 16.6x100 in 58th st.

BOWERY.—Jacob Finkelstein & Son sold for Bamberger estate the 5-sty building, 23.4x225, at 163 Bowery, through to 133 Chrystie st.

BOWERY.—Max Mandel sold the 4-sty building 111 Bowery 21x104, to David Cohen.

1ST AV.—J. Irving Walsh sold through Palmer & Serles the 5-sty building at 699 1st av, 25x75. The purchaser will occupy.

1ST AV.—Julius Tishman & Sons sold 96 and 98 1st av, a 6-sty tenement, 42x100; also the 4-sty tenement, 17x96, at 172 1st av.

5TH AV.—Dr. B. A. Kantrowitz purchased from Joseph Shenk, through Alexander Selkin, David Mintz and Max Rosenfeld the two 12-sty lofts, 96x94, at 141 to 147 5th av, southeast corner of 21st st.

7TH AV.—Louis Schrag and John Biehn sold for John Posscano 352 and 354 7th av, two 4-sty buildings, to a client.

North of 59th Street.

ARDEN ST.—Harry Aronson sold 1 Arden st, northeast corner of Nagle av, a 6-sty apartment, 110x134.

HAMILTON TER.—W. J. Huston & Son sold for Edward W. Robinson 16 Hamilton ter, a dwelling, 16x100.

HANCOCK PL.—Ryan & Co. sold for the New Rochelle Securities Co. 5-sty apartment, 40x100x irreg., at 4 Hancock pl, at 124th st and St. Nicholas av.

MT. MORRIS PARK WEST.—Benjamin Bernstein sold for Kahtleen K. Donahue to Annie Marks the 3-sty dwelling 28 Mt. Morris Park West, 20x80.

62D ST.—Irving Cox sold the 4-sty dwelling, 19x100, at 134 East 62d st.

63D ST.—Haggstrom & Callen sold for the Mary A. Russell estate the 5-sty apartment, 25x100, at 128 West 63d st to a client for investment.

64TH ST.—William B. May & Co. sold for the Leicestershire Realty Co. the 4-sty dwelling, 25x100, at 22 East 64th st, which will be rebuilt by the purchaser for occupancy.

65TH ST.—Charles Wynne and Louis F. Low resold three 5-sty apartments at 52 to 56 West 65th st, 75x100, to John Dumphy through Brown, Wheelock Co., Inc., and John J. Meenan.

67TH ST.—H. P. Van Henkelon sold the 5-sty dwelling, 30x100.5, at 2 East 67th st, now leased to William Zeigler, Jr., who is building a home at 4 and 6.

70TH ST.—L. J. Phillips & Co. and T. Foster Gaines sold the 4-sty dwelling, 20x102.2, at 61 West 70th st for Harriet B. Littig and others.

71ST ST.—Pease & Elliman sold for Mrs. S. S. Graber the 4-sty dwelling, 16.10x100, at 185 East 71st st.

72D ST.—A. V. Amy & Co. sold for Mrs. Adeline E. Crockett 160 West 72d st, a 4-sty dwelling, 21x102.2, to the Dormond Realty Co., who will alter it into stores and suites.

74TH ST.—L. J. Phillips & Co. sold for the estate of Helen Hubbard, W. C. Hubbard, executor, 138 West 74th st, a 4-sty dwelling, 20x102.2.

76TH ST.—Slawson & Hobbs sold for the New York Life Insurance and Trust Co., trustee.

Brooklyn Brokers

WE MAKE A SALE A DAY

With three offices we cover all parts of Brooklyn. If you want action—appoint us selling agent for your Brooklyn properties.

BULKLEY & HORTON CO.

G. S. HORTON, Pres. A. J. HORTON, Secy.
585 Nostrand Ave., nr. Dean St.
414 Myrtle Ave., nr. Clinton Ave.
7508 Third Ave., nr. 75th St.

FOR BROOKLYN REAL ESTATE

SEE

JEROME PROPERTY
CORPORATION
CORNER 6th AVE. & 3rd ST. BROOKLYN

JAMES F. KERNS CO.

BAY RIDGE REALTY SPECIALIST

7109 THIRD AVENUE
BROOKLYN

Phone: 202 Bay Ridge

A. J. LONG REALTY CO.

REAL ESTATE and INSURANCE

Expert Appraisers, Mortgage Loans

An Authority on Flatbush Property

743 Flatbush Ave, corner Clarkson St.

Phone: Flatbush 5352

BROOKLYN

JOHN REIS COMPANY

REAL ESTATE BROKERS AND APPRAISERS—LOANS AND INSURANCE

805 FLATBUSH AVE.

Phone: Flatbush 1400-1401

BROOKLYN

FRANK A. SEAVER & CO.

BAY RIDGE REAL ESTATE

3rd Ave., near 68th St., Brooklyn

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

Phone: 1474-5 Bay Ridge

WESTWOOD REALTY CO.

C. B. GWATHMEY, Vice-Pres. and Treas.

Headquarters Flatbush Realty

Apartment Houses Successfully Managed

685 FLATBUSH AVENUE

Telephone: Flatbush 4030

One Premium

Pays for insurance of your title for all time and prepares it for immediate transfer on sale or mortgage. The real estate market, after years of torpor, will awake soon. Insure now and be ready.

Lawyers Title and Trust Company

160 Broadway, New York
188 Montague St., Brooklyn
44 Court St., Brooklyn

383 E. 149th St., New York
1354 Broadway, Brooklyn
367 Fulton St., Jamaica, N. Y.

160 Main St., White Plains, N. Y.

tees, 45 West 76th st, a 4-sty dwelling, 21x 90x102.2.

85TH ST.—Byrne & Bowman sold for the Lancaster Corporation (Nathan Stern, president) to Isaac Lowenfeld and William Praker the 8-sty apartment at 353 West 85th st, 75x 100.8. The house was erected by Edward McManus, from whom the present sellers acquired it.

87TH ST.—David Vogel sold for Kate McGuire 108 and 110 West 89th st, two 5-sty apartments, 50x100.

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

LONG ISLAND CITY

**INDUSTRIAL
PROPERTIES**

ROMAN-CALLMAN COMPANY

BRIDGE PLAZA BUILDING

Phone: Astoria 725

LONG ISLAND CITY

FREDERICK BROWN

**Real Estate
Operator**

217 BROADWAY

Telephone Barclay 4932

Moses & Moses

**HARLEM AND COLORED
TENEMENT PROPERTIES**

ALSO

**CITY AND SUBURBAN
REAL ESTATE**

409 Lenox Avenue

Telephone Morn. 3191

92D ST.—Slawson & Hobbs sold for S. L. Pakas 69 West 92d st, 3-sty dwelling, 20x55x100.

92D ST.—Leonard Geiring sold the 5-sty flat, 22.6x100, at 153 East 92d st.

99TH ST.—Real Estate Management Co. sold for Katie A. Hilbert the 3-sty dwelling, 14x100, at 255 West 99th st to Elwood Banfield.

100TH ST.—Samuel Corn sold 57 and 59 East 100th st, two 5-sty flats, each 30x100.

103D ST.—John R. Davidson sold for Anna Schwarz the 5-sty flat 122 West 103d st, 25x 100, to M. K. Lang.

105TH ST.—Sharp & Co. sold for Oscar Ising the 6-sty apartment, 100x100, 227 to 233 West 105th st.

110TH ST.—The 3-sty dwelling, 15x100.11, at 201 East 110th st has been resold by William Goldstone.

111TH ST.—Samuel Krulewitch bought from Rose Kabauger and Julia Mandelbaum the dwelling, 17.6x100, at 130 West 111th st.

111TH ST.—Rosa H. Stein sold the 3-sty dwelling, 15.11x100.11, at 105 East 111th st, through J. P. & E. J. Murray.

112TH ST.—Harry Sugarman sold for Regina Charrigues 2-- West 112th st, a 3-sty dwelling, 17x100.

118TH ST.—Minnie Mellis sold 14 and 16 West 118th st, a 5-sty apartment, 44x100.11.

118TH ST.—Samuel Krulewitch bought from the Rev. John Wesley Hill the dwelling, 20x111, at 131 West 118th st.

119TH ST.—Shaw & Co. sold for the Mutual Life Insurance Co. to James L. Van Sant 105 West 119th st, a 4-sty dwelling, on plot 16.8x 100.11.

121ST ST.—Tony Giordano sold for M. Schlossheimer to Antonia Messuri and Oreste Blagone the 5-sty tenement, 25x100, at 345 East 121st st.

122D ST.—James H. Cruikshank purchased from John Hasselberger the 5-sty flat, 20.6x100, at 62 East 122d st, through Harry Sugarman.

122D ST.—Porter & Co. sold for William Kelly the 3-sty stone dwelling at 151 West 122d st, 20x100.

123D ST.—Fannie C. Ketcham, tenant, bought from Charles E. Tolman 360 West 123d st, a 3-sty dwelling, 16x100.11.

124TH ST.—George W. Brettell sold for Fabette Brandly 176 East 124th st, a 5-sty flat, 27.1x100.11.

127TH ST.—Porter & Co. sold for Emma Minor to William Roberts the 3-sty dwelling 18 East 127th st, 20x100.

127TH ST.—Daniel O'Brien sold for Sarah Clark 51 East 127th st, a 3-sty dwelling, 17.6x 100.

128TH ST.—Helena Jones sold through the Fitzpatrick Realty Co. 1 West 128th st, a 3-sty dwelling, 17.6x99.11.

130TH ST.—John H. Pierce sold for the Equitable Life Assurance Co. 214 West 130th st, a 3-sty dwelling, 17x99.11.

134TH ST.—John Finck sold two 5-sty apartments, 40x100 each, at 506 and 514 West 134th st.

138TH ST.—John H. Pierce sold for A. Ahlers, 314 West 138th st, a 3-sty dwelling, 17x 100.

139TH ST.—John H. Pierce sold for the Equitable Life Assurance Society 212 West 139th st, a 3-sty dwelling, 17x99.11, to a Mrs. Pinckney.

141ST ST.—John H. Pierce sold for Carl Spaney 230 West 141st st, a 5-sty flat, 37.6x100, to H. Mergenthaler.

147TH ST.—Isadore Brown sold for the Pall-sade Holding Co. 308 and 310 West 147th st, a 6-sty apartment, 50x100.

148TH ST.—Isadore Brown sold for Joseph McConnell two 6-sty apartments, 75x100, at 210 to 214 West 148th st.

149TH ST.—L. J. Phillips & Co. sold for the Hickory Realty Co., Max Marx, president, the two 5-sty tenements at 202-204 West 149th st, on plot 50x100.

150TH ST.—Samuel H. Golding resold for a client three 5-sty apartments, 56.8x100 each, at 464 to 470 West 150th st, 464 to the Samphimor Holding Co. and the two others to Anwal Corporation.

150TH ST.—A client of Max Miller bought through S. H. Golding the two 5-sty apartments, 100x100, at 541 and 545 West 150th st.

160TH ST.—Mabel Drier sold through O'Reilly & Dahn 524 and 526 West 160th st, two 5-sty apartments, 75x100.

160TH ST.—Abraham Zauderer, Inc., sold to Isidore Spiegel 564 West 160th st, a 5-sty apartment, 37.6x100; also to J. Gaillard 531-533 West 179th st, a 5-sty apartment, 50x100.

160TH ST.—The Leomax Realty Corporation, Max Korner, president, purchased from Francis Cohen 547 and 549 West 160th st, a 5-sty apartment, 44.2x100.

160TH ST.—Norman Denzer sold for Mary Malone the 4-sty apartment, 25x100, at 507 West 160th st to Michael Winter.

161ST ST.—L. J. Phillips & Co. sold for the estate of Mary A. Jones 559 West 161st st, a 4-sty dwelling, 17.11x99.11.

**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**

162D ST.—L. W. Bitting sold the 5-sty apartment, 40x100, at 516 and 518 West 162d st, through Awid Wechsler.

176TH ST.—L. W. Bitting sold through Shaw & Ebbitt, Inc., 574 and 576 West 176th st, a 5-sty apartment, 75x88.

196TH ST.—Frederick Brown resold to Mrs. Mary Thompson the 5-sty apartment at 211 West 196th st, 75x107.

228TH ST.—A. N. Gitterman sold 162 West 228th st, Marble Hill, a 3-sty dwelling, on lot 30x100, to a client, who contemplates modernizing the house. There is constant demand for detached dwellings with garage space at Marble Hill.

BROADWAY.—Ralph V. and Charles J. Irwin sold to Frederick Brown the northwest corner of Broadway and 142d st, a 6-sty apartment, 50x100, through Slawson & Hobbs.

BROADWAY.—Joseph G. Abrahamson purchased from the Hickory Realty Co. 441 and 443 Broadway, a 6-sty apartment, 50x100, through H. L. Sonand.

AUDUBON AV.—Nehring Co. sold for the Bank of Washington Heights the 6-sty apartment, 100x100, at 165 Audubon av, northeast corner 173d st, to the Union Chemical Glassware Co.

BROADWAY.—William S. Baker sold for the 3157 Broadway Corporation, Morris M. Fichter, president, to Isidor and Samuel Reznick apartment at the southwest corner of Broadway and 162d st, 100x100.

BROADWAY.—William S. Baker sold for The 3157 Broadway Corporation, Morris M. Fichter, president, to Isidor Zimmer and Samuel Reznick, represented by Frank Locker, attorney, the Alfredo, a 6-sty elevator apartment house at the southwest corner of Broadway and 162d st, and renting for \$35,000. The property was held at \$273,000.

PINEHURST AV.—H. L. Phelps sold for Annie M. Jones to Kundick Bros. the 5-sty apartment at the southwest corner of Pinehurst av and 180th st, 50x110.

RIVERSIDE DR.—Mechanicsville Associates sold to the Union Chemical Glassware Co., Isaac Portman, president, through the Nehring Co., the 10-sty apartment, 99.11x105, at 706 Riverside dr, southeast corner of 148th st.

ST. NICHOLAS AV.—Pease & Elliman sold for Dr. Frank L. Marshall the 4-sty dwelling, 30.4x100, at 730 St. Nicholas av.

ST. NICHOLAS AV.—Morgenstern Brothers Syndicate resold two 5-sty apartments, 200x200, comprising the block in the west side of St. Nicholas av, between 173d and 174th sts, through M. Lefler & Co.

VERMILYEA AV.—Benenson Realty Co. purchased from the Allessor Corporation the two 5-sty apartments at 30 to 36 Vermilyea av, 100x168, renting for \$25,000 a year, through Greenfeld & Saffir.

WADSWORTH AV.—Irving Judis resold the Paul Jones Apartment, a 6-sty structure, 180x70, in the west side of Wadsworth av, 184th and 185th sts, to Isidor Zimmer and Samuel Reznick.

WADSWORTH AV.—Joseph G. Abramson bought from Robertson & Gammie the 6-sty

apartment, 138x11x98, at 386 Wadsworth av, through Nehring Brothers.

WADSWORTH AV.—Morgenstern Brothers Syndicate sold through M. Freed two 5-sty apartments, 100x100, at 358 and 360 Wadsworth av.

1ST AV.—Sisca Palladino sold for Frederick S. Schlesinger the 4-sty single flat at 2357 1st av, 20x75.

7TH AV.—The 4-sty flat, 24.11x100, at 2250 7th av has been bought by Isaac Kind, tenant, from Charles Miller.



The pursuit of EFFICIENCY

THAT the importance of first-class office equipment is fully recognized, was brought home to us recently when we equipped throughout the suites of offices in the Kings County Court-House and also the three very up-to-date and scientifically planned offices of the Morris Plan Co. Greater efficiency, greater speed, greater accuracy and the satisfaction of working with the best tools obtainable, are possible if proper attention is given to the selection of equipment. Our line features the famous Macey product, consisting of filing cabinets in both wood and steel, steel safes, filing supplies, office desks and sectional bookcases.

COBB-MACEY-DOHME, Inc.

412 BROADWAY

NEW YORK CITY

INTER-CITY FUEL CO., Inc.

ANTHRACITE **COAL** BITUMINOUS

DOMESTIC AND STEAM SIZES

SPECIALTY STEAM SIZES

QUALITY—SERVICE—COURTESY

STORAGE YARDS AND DOCKS

67th ST., EAST RIVER, MANHATTAN

29TH TO 30TH STREET, EAST RIVER, MANHATTAN

TELEPHONES: BARCLAY 8420, 8421, 8422, 9143, 9144

INDEPENDENT OF ANY OTHER COMPANY

MAIN OFFICE

NO. 15 PARK ROW

NEW YORK CITY

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 particu-
lars 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

**BROKERS ATTENTION
LOFT BUILDINGS**

ARE CONSIDERED TODAY THE
BEST INVESTMENT PROPERTY

FOR SALE

34 and 36 EAST 10TH STREET

Two ten-story Mercantile Buildings with stores.
All improvements; 100% sprinkler system. Price
\$85,000 each. Low rents. First mortgage, \$109,000.
Net income from both, \$11,687 net.

DANIEL H. JACKSON

SUITE 910, 135 BROADWAY
PHONE: CORTLANDT 2207

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 stair-
way; metal ceilings, etc.

RENTS \$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

RECENT LEASES.**Brooklyn Apartment Sold.**

The Standish Arms, the 12-story apartment hotel on Columbia Heights near Pierrepont street, Brooklyn, one of the best known family hotels in the city, under lease to Arthur Myers since February, 1916, has been purchased by Arthur H. Waterman and William M. Greve of the Realty Associates from the Standish Arms Realty Company, comprising men prominent in the Thompson-Starret Company. The price paid for the property has not been announced.

\$2,700,000 Fifth Avenue Lease.

The northeast corner of Fifth avenue and 57th street site of the one-time home of Mrs. Hermann Oelrichs, has been leased to the No. 741 Fifth Avenue Corporation for twenty-one years from May 1, 1922, with two renewals of twenty-one years each. The rental for the first year is to be \$50,000; then \$65,000 to \$70,000, which means an aggregate of more than \$2,700,000 for the whole term. The lessor is Louis C. Hasell and others. The lease forshadows an improvement. An agreement between William Henry Barnum and William Everdell, Jr., and the executors of the Mason-Jones estate to take over the property and erect a 9-story building was made in August, 1918. The New York Trust Company, which now has a branch office in the Oelrichs house under temporary lease is to occupy large space in the new building.

Stock Exchange to Enlarge.

The New York Stock Exchange has secured control of the adjoining Wilks Building at the southeast corner of Wall and Broad streets, under a twenty-one-year lease with two renewals, from the estate of Matthew Wilks, of Galt, Ontario, Canada. The lease was negotiated by George R. Read & Co., with Horace S. Ely & Co., agents for the owners, at graduated rentals from \$80,000 to \$100,000 per annum. The lease gives the Stock Exchange the entire Wall street block from Broad to New streets, facing the enlarged holdings of the Bankers' Trust Company.

Fifty-sixth Street Dwelling for Trade.

Worthington Whitehouse, Inc., has leased for a term of years from May 1, No. 7 East 56th street, a 5-story dwelling, size, 25x100, for Arabella D. Huntington to the A. J. Crawford Company, operating "The Little Shop," for years located on Fifth avenue. After extensive alterations they will open with the collections of tapestries, furniture and works of art belonging to George Kessler of Paris, well-known in Europe and America as one of the finest collections in the world.

\$310,000 Madison Avenue Lease.

E. Gerli & Co., importers of raw silk, have leased from Louis Noschkes, through Harris & Vaughan, the entire 5-story loft building on lot 35x95, at 176 Madison avenue, for a term of over ten years, at an aggregate net rental of \$310,000.

Long Term Sixth Avenue Lease.

The Brett & Goode Company leased the entire 4-story and basement building at 513-15 Sixth avenue, adjoining the southwest corner of 31st street, for a long term of years on a net rental basis, to A. Langstadter, Inc., stationer and printer, for many years located on Sixth avenue.

\$2,000,000 Lease at Coney.

Henderson's Walk at Coney Island has been leased by the United Cigar Stores Company for twenty-four years at an aggregate rental of more than \$2,000,000 to J. S. Jacobs, president of the World Merchandise Corporation of 536 and 538 Broadway. It is the lessee's intention to reconstruct the structure, making it suitable for stores and a high-class restaurant and at the same time continue the hotel in its present state as well as the theatre. Mr. Jacobs expects to sublease the various sub-divisions.

Mid-Town Corner in Long Lease.

The Haven Relief Fund leased to the Broadway and Thirtieth Street Corporation the block front, 300x75x27, on the south side of 30th street from Broadway to Sixth avenue, for an annual rental of \$45,000. The lessees will improve the property. Louis D. Brodsky represented the leasing corporation, in which he, G. Salomon and I. Witkind are the directors. The same firm resold the 10-story loft at 29 to 33 East 19th street, held at \$300,000, and bought 31 East 17th street, extending through to 36 East 18th street, on plot 28x184. Horace S. Ely & Co. were brokers in all three deals.

Plan Downtown Improvements.

The Cruikshank Company leased for the Van Courtlandt Estate to John F. Furlong for a long term of years on a net lease, the premises 38 and 40 Greenwich street, and 11½-13 Morris street and 39 Washington street, the southwest corner of Greenwich street and Morris street, and the southeast corner of Washington and Morris street. The tenant proposes to make substantial alterations in this property. The property is situated immediately back of the new Cunard Building, now being erected. It is interesting to note in connection with this lease, that the business of Cruikshank Company started in 40 Greenwich street in 1794, and that they have acted as agent for the property continuously since that time.

A. A. HAGEMAN leased for Seth H. Moseley the building 46 West 36th st for a term of twenty-one years to Rudinger, Berkman & Co.; also leased for William H. Ruland the building 40 West 36th st for a term of twenty-one years to the Unionall Realty Corporation.

HAGGSTROM & CALLEN leased for C. A. Rogers the 1st floor at 29 West 60th st, which will be occupied by I. J. Simons after alterations.

HENRY SHAPIRO & CO. have leased for John Armstrong Chaloner, represented by Kaplan, Kosman & Streusland, the entire store and basement at 298 Broadway for a term of years, at an aggregate rental of \$100,000.

MANHEIMER BROTHERS leased for ten years the upper portion of the building on the southwest corner of 36th st and 7th av for I. Goldberg to Ulitzky & Sobel, who expect to make extensive alterations, remodeling it for a first-class hotel.

S. OSGOOD PELL & CO. leased for John Wanamaker his warehouse at 27th st and 11th av through the Factory Exchange Department to the Pictorial Review.

PEASE & ELLIMAN leased for Mrs. H. R. Fuld to Mrs. Dorothy Chandler the 5-sty dwelling at 168 West 86th st; also apartments in 885 Park av for Charles Mayer to R. M. Rogers and G. M. Hoblitzell; in 7 East 55th st for Jane Everett to Miss Louise Stebbins and to E. V. Giroux; in 85 East 56th st for G. A. Bowman, as agent, to the Misses Constance T. Bellamy and Helen A. Mahn; and in 156 West 86th st for the A. L. L. Construction Co. to J. H. Friedewald.

L. J. PHILLIPS & CO. announce that six of the eight stores in the annexed part of the "Arcade" building at 3801-19 Broadway, now in the course of construction, have been leased from the plans. The Philip D. Demby Co., dealers in furniture, will occupy a large portion of the space on completion of the building.

SIDNEY L. WARSAWER leased the store at 2731 Broadway for the City Real Estate Corp. to the Henschel Tire & Rubber Co.; also the store at 613 8th av to the Mendelsohn Jewelry Co.; the store at 360-362 West 42d st to M. Resnick; for Michael Hallanan the top loft at 9 to 13 Barrow st to the Marbridge Printing Co.

MAURICE WERTHEIM leased for the Hanover Lunch Co. the store 409 Lexington av, near 42d st, to Aaron Schwartz and Max Finkelstein, trunks, bags and novelties; also for Annie and Kate Padian the 5-sty building 576 Lexington av, northwest corner of 51st st for ten years to Margaret Currier; also subleased the basement store in the same building to J. Piston.

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

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.

Classified Advertisements

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

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

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

PROPOSALS

NOTICE TO CONTRACTORS.

STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 53 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Tuesday, the 9th day of December, 1919, for the improvement of the following highways:

Jefferson.....(one highway: 4.78)
Rensselaer....(two highways: 1.44 & 1.27)
St Lawrence.....(one highway: 3.64)
Saratoga.....(one highway: 4.17)
Steuben.....(one highway: 2.00)

AND FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

Broome.....(two highways: 5.35 & 6.36)
Oswego.....(one highway: 6.36)
Saratoga.....(one highway: 6.10)
Ulster.....(one highway: 3.17)
Wyoming.....(one highway: 6.99)
Yates.....(one highway: 9.63)

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

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

FRED'K STUART GREENE,
Commissioner.

ROYAL K. Fuller, Secretary.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Work of Addition to Laundry and Laundry Equipment, Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Wednesday, December 17, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3387, 3412, 3413, 3414 and 3415. The right is reserved to reject any or all bids. Drawings and specifications and blank forms of proposal may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 618, Hall of Records, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

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

Dated: November 25, 1919.

NOTICE TO CONTRACTORS: Sealed proposals for Construction, Heating, Sanitary and Electric Work and Electric Elevators, Additional Accommodations, Verplanck Dining Room Addition, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Wednesday, December 17, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3384, 3409, 3410, 3411 and 3424. The right is reserved to reject any or all bids. Drawings and specifications and blank forms of proposal

may be consulted at the Manhattan State Hospital, Ward's Island, N. Y., at the New York Office of the Department of Architecture, Room 618, Hall of Records, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

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

Dated: November 25, 1919.

PUBLIC SALE. UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF NEW YORK.

In the Matter
of
ATLAS BUILDING
MATERIAL COMPANY, } In
Bankruptcy
No. 26003.

Pursuant to a decree of sale dated December 2, 1919, duly made and entered herein by Honorable John J. Townsend, Referee in Bankruptcy herein, the properties and assets of the above named bankrupt mentioned in said decree of sale will be offered at public sale by the undersigned Trustee at the office of Honorable John J. Townsend, Referee herein, at 31 Nassau Street, in the City of New York, N. Y., on December 20, 1919, at 11 o'clock A. M., in accordance with and in the manner provided for by said decree. The said sale will be conducted by the said Referee, Honorable John J. Townsend, or will be under his direction. Bids will then and there be received by the undersigned Trustee pursuant to the terms of the said decree, which is on file at the office of the Referee and open to inspection by any prospective bidder. The properties offered for sale include the cash on hand, any and all claims against any individual, corporation, estate or bankrupt, the good will of the business of the bankrupt herein and all trademarks, tradenames, patents, stock in trade, merchandise, machinery, equipment, fixtures, supplies, materials, tools, designs, patterns, outstanding accounts receivable, contracts, bills and notes receivable, stocks, notes, bonds and other personal property connected therewith, if any of the above there may be, and all the real estate of the said bankrupt and all the right, title and interest of the said bankrupt and the Trustee thereof in any real estate wheresoever situate, all of which may be bid for in parcels or lots and may also be bid for in bulk, as provided in said decree. Bids will also be received for the real and personal property situate and located at Hudson, N. Y., separately and for the real and personal property situate and located at Roseton, N. Y., separately.

The Trustee reserves the right to withdraw any of the said property from sale unless it should bring at least seventy-five per centum (75%) of its appraised value.

Dated, New York, N. Y., December 3, 1919.

CHARLES E. TOWNSEND,
Trustee in Bankruptcy,
Newburgh, N. Y.

HUGHES, ROUNDS, SCHURMAN &
DWIGHT, Attorneys for Trustee,
96 Broadway,
Borough of Manhattan,
New York City.

SITUATIONS OPEN

A high class Fifth Avenue real estate firm would like to have associated with them a gentleman to make a specialty of country estates on the North Shore of Long Island. Address Box 616, Record & Guide.

AN OLD AND WELL ESTABLISHED REAL ESTATE FIRM

is seeking man of the highest capabilities in its Renting and Selling Dep'ts; men who would ordinarily hesitate to answer an advertisement, unless assured that their replies would be treated in strict confidence. We wish men of experience in the section from Canal to 42d Street. Realty Box

WANTED—Estimator, thoroughly competent to take off quantities of Hollow Tile Fireproofing from plans and specifications.

HENRY MAURER & SON,
420 EAST 23RD ST.,
NEW YORK.

SITUATIONS WANTED

Real Estate Operators

Trust Companies, Estates or other financial institutions can secure services of competent builder, engineer and architect thoroughly familiar with maintenance of property in all branches. Competent to act as officer of Realty Operating Corporation. Salary, \$4,000. BOX 618, Record & Guide.

FOR SALE

FOR SALE—Bound volumes of the Record and Guide from 1902 to 1917. Benjamin Trapnell, 170 Broadway, New York City.

REAL ESTATE NOTES.

J. B. ENGLISH has been appointed agent for 234 West 50th st.

HIRSCH & FRIEDMAN have been appointed agents of the 7-sty store and office building at 122-124 East 25th st.

THOMAS R. STILES is now associated with the Vreeland-Ord Realty Co., 129 Front st, as manager of the sales department.

W. E. DEAN & CO. have been appointed agents of 2-2½ Coenties slip, 29 Moore st, 61 Water st, 55 Water st, 236 South st and 461 Water st, 27-29 Pearl st and 147-149 Hudson st.

E. K. VAN WINKLE has been appointed agent for 167 West 72d st, 156 West 72d st, 303 East 18th st and for the property at the southeast corner of Amsterdam av and 136th st.

HUBERTH & HUBERTH have sold for the estate of Sadye Hurtig a 1/3 interest in the Yorkville Theatre, 155-161 East 86th st, near the corner of Lexington av, to Hurtig & Seamon who owned the remaining 2/3 interest.

SAMUEL J. TANKOOS has been appointed rental and sales agent for the 7-sty Liberty Building, at the northeast corner of Liberty and Greenwich sts, recently sold through the same broker for the Broadway-John Street Corporation.

WILLIAM L. HUMPHRIES has taken charge of the sales department of Lawrence, Blake & Jewell. Mr. Humphries has been in the real estate business since 1901. He was associated with William A. White & Sons in the sales department from 1905 to 1913 and then went West to engage in the real estate business on his own account.

CHARLES F. NOYES COMPANY represented the Longacre Land Co. (Wm. H. Barnum and Wm. Everdell, Jr., owners, northeast corner of Broadway and 42d st, in the lease just consummated by Tyson & Co. for the subrental of the former Redpath's Cafe for a term of ten years at an aggregate rental of about \$200,000, with the London Shoe Shop.

HUGHES & HAMMOND placed mortgage loans of \$1,000,000 for the Henry Phipps estate at Madison av, northwest corner 45th st, and southwest corner 46th st; \$1,200,000 on the Hippodrome; \$900,000 building and permanent loan 7th av, southeast corner 36th st; \$700,000 for the Butterick company on their building at Spring and MacDougal sts, and a \$600,000 building and permanent loan on 5th av, northeast corner 9th st; also loans aggregating \$2,127,000 on other parcels.

THE GEORGE E. FOWLER CO. has completed negotiations for the sale of the Washington Building, No. 1 Broadway, the city's pioneer office "skyscraper," for Edward F. Searles to the International Mercantile Marine Co. The property is on a plot 171.8x103x irreg., fronting Battery pl, from Broadway to Greenwich st, and is just east of the block sold recently by Mr. Searles to H. L. Doherty & Co. for a big commercial improvement. The Washington Building will undergo extensive interior and exterior changes, as the International Mercantile Marine Co., now in the Bowling Green Building, adjoining, plans to remodel it for its executive departments. The cost of the proposed improvements will run into six figures.

New Yorkers Acquire Oil Fields.

A syndicate of New Yorkers has purchased through J. Clarence Davies oil leases on about 200,000 acres of land belonging to the University of Texas in the counties of Crockett, Iron, Reagan and Upton, Texas. This is one of the largest deals in extent of acreage put through in that section, the lease involving some 300 square miles. The land lies in what is known as the upper central part of the Edwards Plateau, Desdemona and Duke Knowles oil fields and the new oil fields of Fort Stockton and Toyah in the Pecos River Valley district.

Brokers—Attention!

The Realty Associates desire to cooperate 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.

We have just completed 16 one-family houses and 4 two-family houses on Vista Place, Bay Ridge, and we have 21 two-family houses near completion on Sullivan Street, Flatbush.

Send for our list

REALTY ASSOCIATES

Capital and Surplus \$5,000,000

162 Remsen St Brooklyn Telephone 6480 Main

ESTABLISHED 1864

BROOKLYN ESTATE MANAGERS

Members Brooklyn Board of Real Estate Brokers

NOAH CLARK, Inc.

R. E. PATTERSON, President

REAL ESTATE

Water Fronts, Factory Sites Appraisals

837 Manhattan Avenue Brooklyn, N. Y.

J. CLARENCE DAVIES

BRONX BOROUGH REAL ESTATE

149th STREET & THIRD AVENUE Tel. Con. Branch Office, 32 NASSAU ST. Member of Board of Brokers

Established 1889

Member Brooklyn Board of Real Estate Brokers

BROOKLYN REAL ESTATE

MANAGEMENT OF PROPERTY

S. WELSCH SONS

201 MONTAGUE STREET Brooklyn Tel. Main 2738-9

Firm Established 1853

DAVENPORT REAL ESTATE CO.

INCORPORATED

MAIN OFFICE:

Fulton and So. Oxford Streets

Phone: Prospect 2978

BRANCH OFFICE:

831 Flatbush Avenue Corner Linden Avenue

Phone: Flatbush 207

BROOKLYN, NEW YORK

REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

	1919 Nov. 25 to 29	1918 Nov. 29 to Dec. 5
Total No.	181	129
Assessed Value	\$10,496,100	\$6,940,500
No. with consideration	167	21
Consideration	\$352,917	\$677,750
Assessed Value	\$328,800	\$769,500
Jan. 1 to Nov. 29		
Total No.	9,340	5,507
Assessed Value	\$599,876,500	\$322,417,180
No. with consideration	1,560	843
Consideration	\$52,231,949	\$34,271,215
Assessed Value	\$51,252,050	\$37,871,900

Mortgages.

	1919 Nov. 25 to 29	1918 Nov. 29 to Dec. 5
Total No.	141	60
Amount	\$3,748,770	\$1,035,590
To Banks & Ins. Cos.	16	4
Amount	\$1,063,175	\$147,500
No. at 6%	79	30
Amount	\$1,406,945	\$234,815
No. at 5½%	29	7
Amount	\$1,033,000	\$233,000
No. at 5%	21	12
Amount	\$1,011,075	\$219,200
No. at 4½%	1	.....
Amount	\$5,000	.....
No. at 4%	.....	.....
Amount	.....	\$13,500
Unusual Rates	1	.....
Amount	\$65,000	.....
Interest not given	10	10
Amount	\$227,750	\$335,075
Jan. 1 to Nov. 29		
Total No.	5,356	2,231
Amount	\$152,196,242	\$49,833,734
To Banks & Ins. Cos.	890	372
Amount	\$51,667,400	\$23,033,480

Mortgage Extensions.

	1919 Nov. 25 to 29	1918 Nov. 29 to Dec. 5
Total No.	24	9
Amount	\$2,352,750	\$1,282,000
To Banks & Ins. Cos.	12	7
Amount	\$1,812,250	\$1,224,500
Jan. 1 to Nov. 29		
Total No.	1,254	1,118
Amount	\$87,501,413	\$71,481,697
To Banks & Ins. Cos.	691	496
Amount	\$69,879,193	\$44,527,957

Building Permits.

	1919 Nov. 25 to 29	1918 Nov. 30 to Dec. 6
New Buildings	8	3
Cost	\$952,000	\$34,500
Alterations	\$183,150	\$107,150
Jan. 1 to Nov. 29		
New Buildings	350	165
Cost	\$63,419,411	\$8,151,300
Alterations	\$26,452,720	\$8,970,994

BRONX Conveyances.

	1919 Nov. 25 to 29	1918 Nov. 29 to Dec. 5
Total No.	302	97
No. with consideration	15	7
Consideration	\$88,425	\$131,750
Jan. 1 to Nov. 29		
Total No.	9,048	4,135
No. with consideration	732	473
Consideration	\$7,977,859	\$4,557,726

Mortgages.

	1919 Nov. 25 to 29	1918 Nov. 29 to Dec. 5
Total No.	267	33
Amount	\$1,577,893	\$163,633
To Bank & Ins. Cos.	8	2
Amount	\$130,900	\$1,500
No. at 6%	98	25
Amount	\$563,399	\$145,975
No. at 5½%	33	4
Amount	\$242,500	\$8,000
No. at 5%	87	4
Amount	\$552,835	\$9,658
No. at 4½%	.....	.....
Amount	.....	.....
Unusual Rates	42	.....
Amount	\$168,892	.....
Interest not given	7	.....
Amount	\$50,267	.....
Jan. 1 to Nov. 29		
Total No.	5,426	1,619
Amount	\$35,235,749	\$10,578,236
To Banks & Ins. Cos.	213	97
Amount	\$2,772,742	\$1,376,542

Mortgage Extensions.

	1919 Nov. 25 to 29	1918 Nov. 29 to Dec. 5
Total No.	9	6
Amount	\$168,000	\$133,850
To Banks & Ins. Cos.	2	1
Amount	\$60,500	\$9,000
Jan. 1 to Nov. 29		
Total No.	749	334
Amount	\$12,055,552	\$6,168,807
To Banks & Ins. Cos.	212	79
Amount	\$6,211,600	\$2,089,700

Building Permits.

	1919 Nov. 25 to 29	1918 Nov. 22 to Dec. 5
New Buildings	13	1
Cost	\$51,175	\$70,000
Alterations	\$90,000	\$11,000
Jan. 1 to Nov. 29		
New Building	849	183
Cost	\$19,021,265	\$4,016,400
Alterations	\$1,783,421	\$858,618

BROOKLYN Conveyances.

	1919 Nov. 25 to 29	1918 Nov. 27 to Dec. 4
Total No.	964	535
No. with consideration	32	30
Consideration	\$289,050	\$255,336
Jan. 1 to Nov. 29		
Total No.	51,603	22,120
No. with consideration	2,795	1,510
Consideration	\$29,211,349	\$12,656,173

Mortgages.

	1919 Nov. 25 to 29	1918 Nov. 27 to Dec. 4
Total No.	762	312
Amount	\$2,987,187	\$1,484,545
To Banks & Ins. Cos.	88	24
Amount	\$426,300	\$97,700
No. at 6%	606	216
Amount	\$2,206,887	\$1,131,145
No. at 5½%	131	55
Amount	\$550,050	\$221,250
No. at 5%	13	16
Amount	\$71,650	\$60,000
Unusual rates	1	2
Amount	\$2,000	\$4,650
Interest not given	11	23
Amount	\$156,600	\$67,500
Jan. 1 to Nov. 29		
Total No.	38,508	12,837
Amount	\$142,670,060	\$42,422,058
To Banks & Ins. Cos.	3,260	1,211
Amount	\$21,217,978	\$6,945,322

Building Permits.

	1919 Nov. 25 to 29	1918 Nov. 29 to Dec. 4
New Buildings	68	35
Cost	\$1,559,600	\$142,465
Alterations	\$98,975	\$40,477
Jan. 1 to Nov. 29		
New Buildings	8,835	2,719
Cost	\$76,407,969	\$16,412,821
Alterations	\$8,316,016	\$3,698,028

QUEENS Building Permits.

	1919 Nov. 25 to 29	1918 Nov. 29 to Dec. 5
New Buildings	158	27
Cost	\$1,293,205	\$45,470
Alterations	\$30,680	\$32,505
Jan. 1 to Nov. 29		
New Buildings	7,889	2,052
Cost	\$40,492,493	\$7,008,499
Alterations	\$3,091,796	\$1,431,160

RICHMOND Building Permits.

	1919 Nov. 25 to 29	1918 Nov. 29 to Dec. 4
New Buildings	35	.....
Cost	\$75,475	.....
Alterations	\$4,430	.....
Jan. 1 to Nov. 29		
New Buildings	1,800	675
Cost	\$3,824,569	\$1,746,512
Alterations	\$289,708	\$364,676

BUILDING SECTION

Agreement Brings Peace to Building Industry in New York

Instrument Signed by Representatives of Employers and Workmen Designed to Prevent Strikes and Lockouts for One Year

WHEN the bricklayers come to some agreement in regard to wage rates for the coming year the arrangement between New York building labor interests and their employers will become unanimous and the industry will be assured of at least twelve months of peace without strikes, lockouts or labor disputes, and will be able to devote all of its energy and efforts toward reconstruction.

Meetings between the union officials representing the bricklayers and the mason builders have frequently been held upon the subject of a new agreement covering 1920. The employers have offered to increase the wage scale for bricklayers to \$9 per day and as an alternative suggested arbitration. Up to the present time it is not decided just what action will be taken by the labor interests upon the proposition of the employers but the latter are confident that at the meeting scheduled for early next week this important question will be settled for the coming year. Such action would bring complete harmony between the workmen and the employers in the thirty-three trades represented in the Building Trades Employers' Association.

Although the stone cutters were not parties in the recent deliberations that have culminated in the peace agreement for 1920, this trade has now signed an agreement that provides a wage of \$8 per day to the workmen and no further conferences will be required between this union and the employers.

Harmony between employers and workmen in the building trades in New York was made possible by the terms of the agreement, signed early this week by representatives of both sides and this action was the culmination of a series of negotiations that have been in progress for nearly a year. The agreement is considered to be the most important step that has ever been taken toward establishing an amicable working arrangement between employers and workmen in the building industry. For some time past the majority of trades have been working in harmony with the employers and the agreement now concluded assures a continuation of peaceful relations at least throughout 1920 and will in all probability be extended at the expiration of the agreed period.

Approximately 150,000 workmen are represented in the agreement that has now been entered into between the Building Trades Employers' Association and the Building Trades Council. The latter body represents a total of forty-one unions in thirty-three distinct trades identified with the building industry in Greater New York and Long Island.

Although all trades except the bricklayers have now signed this agreement, the wage rates for art glass workers, cement and concrete laborers and mosaic and terrazzo workers' helpers have not yet been decided upon but complete assurance is given that these scales will be adjusted to the entire satisfaction of all parties concerned within a short time.

A clause in the agreement provides that should the cost of living materially change, upon five months notice from the Building Trades Council or the Building Trades Employers' Association given prior to January 1, 1921, the wage scale for the calendar year shall be reopened and readjusted by the representatives of both employes and employers.

By the terms of this agreement strikes are made improbable during the coming year. The contract sets forth that the purpose of the measure is "to obtain continuity of employ-

ment and uninterrupted production." The agreement provides for a working week of forty-four hours and establishes a wage scale for the various trades from January 1, 1920 to December 31, 1920 as follows:

	Per day 8 hours.
Art Glass Workers.....	\$ 6.50
Asbestos Workers and Insulators.....	8.00
Blue Stone Cutters.....	8.00
Carpenters	8.00
Dockbuilders, House Shorers and Sheathpilars.....	7.50
Cement Masons.....	8.00
Cement and Concrete Workers (Laborers).....	—
Composition Roofers and Waterproofers.....	7.00
" " " " (Foremen).....	7.50
Electrical Workers.....	8.00
Electrical Workers' Helpers.....	4.50
Elevator Constructors.....	8.00
Elevator Constructors' Helpers.....	6.00
Granite Cutters.....	8.00
Hoisting Engineers by the Week.....	46.75
" " " " Day.....	9.00
" " " " running compressors extra per week	7.00
Housesmiths & Bridgemen Local No. 40.....	8.00
Housesmiths' Finishers, Local No. 52.....	8.00
Housesmiths' Helpers.....	6.00
Marble Cutters and Setters.....(April 1, 1920)	8.00
Marble Carvers..... " " "	9.00
Marble Polishers, Bed Rubbers & Sawyers " " "	7.50
Marble Cutters' Helpers, Riggers, Crane & Derrickmen	6.00
Mosaic and Terrazzo Workers.....	7.00
Mosaic and Terrazzo Workers' Helpers.....	—
Metallic Lathers.....	8.00
Painters and Decorators.....	8.00
Plasterers	8.50
Plasterers' Laborers.....	6.00
Plumbers and Gasfitters.....	8.00
Roofers and Sheet Metal Workers.....	8.00
Steam and Hot Water Fitters.....	8.00
Steam and Hot Water Fitters' Helpers.....	6.00
Tile Layers.....	8.00
Tile Layers' Helpers.....	6.00
Upholsterers	9.25
Wood Lathers.....	8.00

Next to the wage scale agreement probably the most important clause of the agreement is that safeguarding the industry against strikes throughout the coming year. This clause reads:

"The Unions as a whole or as a single Union shall not order any strike against a member of the Building Trades Employers' Association, neither shall any number of Union men leave the work of a member of the Building Trades Employers' Association, nor shall any member of the Building Trades Employers' Association lock out his employes, and, should any Union or the members of any Union violate this agreement and the violation is not discontinued within one week from the time notice of said violation is sent to the Building Trades Employers' Association, it shall not be considered a violation of this agreement or of any trade agreement if the Building Trade Employers' Association or any member or members thereof proceed to man the work with such men as

can be secured, or, in case of such violation, if the Building Trades Employers' Association locks out the members of the defaulting Union or declares a general cessation of work. It is further agreed that if workmen not members of the Unions parties hereto are alleged to be employed on any job whereon any member or members of the Building Trades Employers' Association are doing work, it shall be brought immediately to the attention of the Board of Arbitration hereinafter provided for, and if the facts are found by said Board to be as alleged, it shall not be deemed a violation of this agreement, or of any trade agreement, for any member of the Unions above mentioned to refuse to work on the job in question, unless such workmen are justifiably employed in the case above provided for, that is, where a union or a number of members of a union have first violated this agreement."

The agreement also provides for a permanent Board of Arbitration to consist of five members of the Executive Committee of the Board of Governors of the Building Trades Employers' Association and five members of the Executive Committee of the Building Trades Council, to whom shall be referred all disputes that may arise relative to the alleged violation of the agreement or the intent and meaning of any part. The decision of this board shall be final and binding upon all parties, and it is also provided that should this Board of Arbitration fail to agree after three consecutive daily meetings, that an umpire shall be selected, and each side make its arguments before him. The decision of the umpire will be final and binding upon both sides.

In a discussion of the situation with Ronald Taylor, president of the Building Trades Employers' Association, he stated:

"The Building Trades Employers' Association of New York City, through its subsidiary trade organizations, has, for the last sixteen years, been in contractual relations with the various trade unions in the building industry of this city. During that time both peace and harmony in the building business existed to an extent never attained before. At the beginning of the war and certainly since our entrance into the world's great struggle all previous precedents seemed to have been "thrown to the winds" and relations between employers

and employes became very strained at times. Since the armistice and during the recent unsettled conditions in all lines of business our Association has been giving serious attention to the entire subject.

"Our Board of Governors by resolution appointed a Wage Policy Committee who for six weeks made an exhaustive study of wages in the Building Industry in all large centres throughout our country and also investigated most thoroughly rates being paid in other industries. After submitting their findings to our Board of Governors a Committee was then appointed to take up the matter with the labor of this City which had been organizing in the meantime and which we learned was represented by a new Building Trades Council.

"In a short time our Special Committee and the Committee of the Building Trades Council began sessions toward endeavoring to arrive at a stabilization of wages in all trades in the industry. The result of these many and long sessions is the agreement made by the Building Trades Employers' Association acting for the employers as a unit and the Building Trades Council acting for organized labor in the building industry of New York City.

"Speaking for the Building Trades Employers' Association I am confident that all feel that this agreement will go a long way toward bringing back the peace and harmony enjoyed in years gone by, a goal which labor and business men in the industry have been honestly striving to attain.

"For more than two years it has been impossible to estimate labor costs for more than thirty days ahead owing to the repeated boosting of wages by the Government and the frequent demands by the Unions. The local unions have now organized a Building Trades Council, through which they have negotiated and made a new wage agreement and their action has been approved by their international officers. The wage scale for the calendar year 1920 for all members has been definitely determined upon and all the pledges and guarantees that can be reasonably requested of the Union have been made by them and it is now reasonably safe for contractors to estimate what labor costs will be for the years 1920 and 1921. The wage scale agreed upon for 1920 will be for 1921, provided the cost of living does not materially change from the existing level."

Fred F. French Company Have Contract for Large Hotel

ACTIVE construction will soon be commenced on the new fourteen-story hotel that will be erected on the Rutgers Presbyterian Church property at the southwest corner of Broadway and 73d street. This property was re-

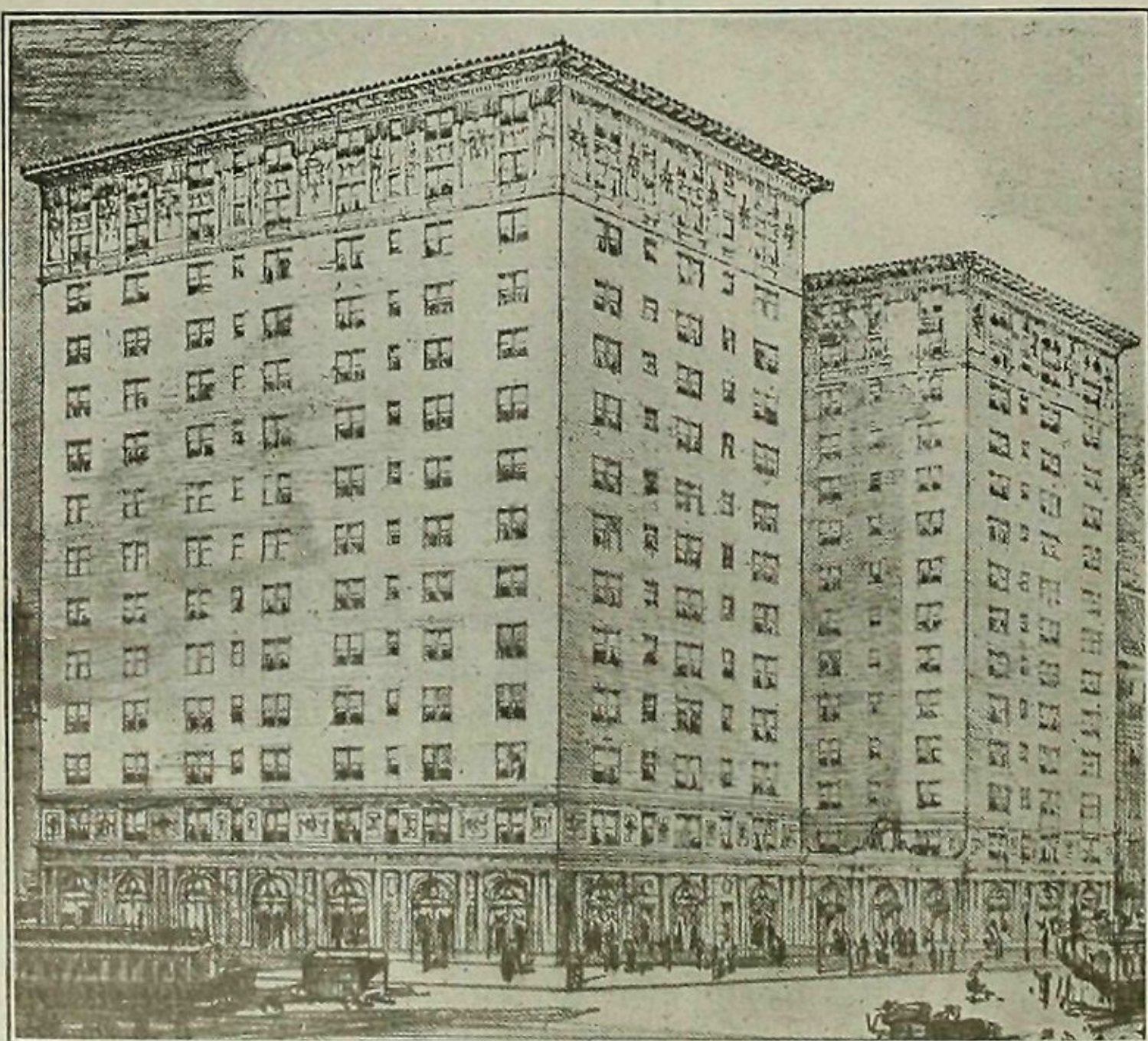
cently purchased by a corporation headed by Sheriff David H. Knott and Henry J. Veitch. The operation will represent the investment of more than \$4,000,000 for land and building.

The plans and specifications for this project are now being prepared under the direction of the Fred F. French Company, 299 Madison avenue, and the same firm will have entire charge of construction under a general contract.

This hotel, which will be operated on the European plan, will contain five hundred rooms and five hundred baths. It is the opinion of hotel people that the location of the new hostelry, which is only one short block from the 72d street subway station, is ideal for a project of this character. Sheriff Knott is interested in fifteen hotels in New York and will next spring open the two hundred-room residential hotel at Kew Gardens, L. I., now being constructed by the Fred F. French Company.

The Broadway and 73d street property abuts the Hotel St. Andrew on the South, fronts 106.10 feet on Broadway, 137 feet in 73d street, 169 feet on its south line and is 102 feet across the rear. The property has been held by the Rutgers Presbyterian Church since 1889, when its present edifice was erected.

The Fred F. French Company has also just finished preliminary arrangements for the construction of a sixteen-story office building at the corner of Madison avenue and 41st street. This firm will occupy at least four floors of the new structure as offices to accommodate its growing business.



NEW HOTEL AT BROADWAY AND 73D STREET.

Building Commitments for One Week Approximate

\$27,000,000

Many Plans for Important Industrial and Commercial Projects in Metropolitan District Involved

NOTWITHSTANDING a slight falling off in activity as shown by a comparison of the building and engineering statistics of the week previous, the totals representing proposed construction and contracts actually awarded for the week of November 22 to 28 inclusive involve more than \$26,500,000 for New York State and northern New Jersey. The figures prepared by the F. W. Dodge Company show that one week ago 327 new structural projects were being planned by architects and engineers for various locations in New York and New Jersey that will be responsible for an outlay of more than \$13,000,000. At the same time contracts to the number of 250 and involving an expenditure of \$13,500,000 were awarded.

For some time past there has been a steady upward movement to the volume of new construction undertaken in the territory including New York City and the Metropolitan district and although the figures for the week of November 15 to 21 inclusive are slightly in excess of those of last week the average is well maintained and current signs all point to a forthcoming year of unusual activity in all branches of the building industry.

The 327 buildings and engineering projects reported as being planned last week include the following operations: 59 business buildings such as offices, lofts, stores, commercial garages, etc., \$4,424,500; 2 educational projects, \$6,000; 2 hospitals and institutions, \$205,000; 37 factory and industrial buildings, \$2,029,000; 1 military structure, \$5,000; 4 public buildings such as city halls, post offices, etc., \$190,000; 9 public works and public utilities, \$470,000; 3 religious and memorial projects, \$98,000; 205 residential operations including apartments, flats and tenements and one and two-story dwelling, \$5,060,000, and 5 social and recreational buildings, \$540,000.

The list of 250 operations for which contracts were awarded during the week of November 22 to 28 inclusive included the following: 36 business and commercial buildings, \$3,905,500; 10 educational projects, \$1,066,200; 4 hospitals and institutions, \$268,700; 29 industrial operations such as factories, warehouses,

shops, manufacturing plants, etc., \$781,500; 2 public buildings, \$20,000; 23 public works and public improvements, \$4,295,400; 145 residential projects of various types, \$3,133,500 and 1 recreational project, \$25,000.

According to the figures for the week of November 22 to 28 building projects designed to house commercial activities of different kinds hold the lead in both number and amount involved with residential operations assuming the second place.

According to figures prepared by the F. W. Dodge Company covering the territory north of the Ohio and east of the Missouri Rivers, shows that during the month of November, 1919, a total of 6,741 contracts for building and engineering operations were awarded. These projects represent an outlay of \$221,449,833 and were sub-grouped as follows: 1,007 business buildings, \$33,878,000; 104 educational projects, \$7,501,800; 34 hospitals and institutions, \$2,109,900; 834 factory and industrial operations, \$70,221,800; 16 structures for the exclusive use of the army and navy, \$2,647,400; 33 public buildings, \$568,358; 420 public works and public utilities, \$21,451,365; 84 religious and memorial buildings, \$2,002,800; 3,840 residential projects including apartments and one and two-family dwellings, \$71,266,610; 96 social and recreational buildings, \$9,779,300, and 3 miscellaneous projects, \$13,500.

During the month of November 1,203 contracts for building and engineering projects were awarded in New York State and northern New Jersey and this work involves an outlay of \$50,635,925. The list of operations were sub-divided as follows: 191 business and commercial projects, \$10,946,000; 26 educational buildings, \$2,896,200; 9 hospitals and institutions, \$813,700; 138 factory and industrial buildings, \$8,096,000; 8 structures for the army and navy, \$2,258,500; 4 public buildings, \$40,000; 82 public works and public utilities, \$7,437,300; 7 religious and memorial projects, \$137,500; 717 residential buildings such as apartments, flats and tenements and one and two-family dwellings, \$17,237,725; 21 social and recreational buildings, \$773,000.

PERSONAL AND TRADE NOTES.

Severance & Van Alen, architects, recently moved their offices from 4 West 37th street to 111 East 40th street.

Carucci & Wolpert, general building contractors, have recently opened offices in the Temple Bar Annex, 186 Remsen street, Brooklyn.

Richard R. Neely, architect, recently opened offices at 1619 Chestnut street, Philadelphia, Pa., and desires samples and catalogues of building materials and supplies.

Colonel W. A. Starrett, who served throughout the war as the chairman of the Emergency Construction Committee of the War Industries Board at Washington, D. C., was on October 1, elected a vice-president and director of the Geo. A. Fuller Company.

Foundation Company, Woolworth Building, 233 Broadway, announces the establishment of an office at 16 Rue De La Pépinière, Paris, and that is prepared to undertake operations in European countries. American corporations contemplating engineering or construction works abroad can arrange at the New York office for the carrying out of every detail of the project, thereby saving the delays and complications incident to negotiations with foreign firms. The French organization operates under the name of "Fondations, Constructions, Travaux Publics."

Builders Appeal for Coal Priority.

In a statement that was recently sent by the National Federation of Construction Industries to the Central Coal Committee of the Railroad Administration, an appeal was made for reclassification of the Government's coal priority schedule in order that the delivery of materials for construction may be assured. This change is requested on the ground of an immediate vital need for homes, apartments and buildings for humanitarian purposes, the shortage of which is described as "a most potent cause for the prevailing discontent and radicalism throughout the United States." The construction industry was classed as non-essential during the war. At the present time the construction industry is far the most essential in the United States. Building programs are from one to three years behind present day requirements. The construction industry is the foundation industry of the whole social fabric: because of its magnitude and geographical spread its condition is reflected in all phases of national life.

Big Year for Realty Associates.

Realty Associates and subsidiaries, operating in Brooklyn and Queens, have under construction 328 houses, all of which they expect to have in the hands of owner-occupants before the Spring. According to the annual statement issued to stockholders last week, the company, during the year ending October 31, sold about \$4,600,000 worth of real estate, principally houses; purchased sixty-two properties, worth \$1,065,530, and resold fifty-five parcels. Rents collected totaled \$666,627. The company is improving Brighton-by-the-Sea with streets, sidewalks, sewers

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.

General Contractors Association of New York City will hold its annual banquet at the Hotel Biltmore, Saturday evening, December 13. The program and arrangements for this dinner are in the hands of the following committee: Walter J. Drummond, Arthur Nosworthy and Allen N. Spooner. Plans now being made for this event assure one of the most interesting programs ever prepared for an occasion of this kind.

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.

CURRENT BUILDING OPERATIONS

PROBABLY the most potent indication of improved building conditions throughout the coming year is the consumation of the agreement between the employers and workmen affilated with the industry in the Metropolitan district. Wage scales and hours of labor have been determined with satisfaction to both sides, and other clauses of the instrument provide for the ellmination of strikes and lockouts for at least twelve months, beginning January 1, 1920. Building interests that have been hampered in the past by labor disturbances of various kinds are now able to plan for a resumption of activity on a greatly enlarged scale, and all signs point to a growth of building endeavor in and around New York that in scope will surpass anything heretofore attempted.

Reports coming in from all sections of the Metropolitan district show undiminished structural activity despite the approach of winter and the constantly advancing prices for the essential materials of construction. Within the boundaries of the Borough of Manhattan the progress has been very apparent during the past week or so.

During the week announcement was made of several new building operations, planned for an immediate start, that represent the outlay of millions of dollars, and architects and engineers have plans on their boards for other projects of similar size and importance that will be shortly announced to the public. Although practically all of the large operations recently reported are for industrial and commercial occupancy, or for the fulfillment of some community social requirement, there is a relatively large percentage of proposed construction especially designed to supply the wants of homeseekers. Apartments, both of the housekeeping and non-housekeeping type, and one and two-family dwellings are growing in number among the list of active projects, and it is anticipated that by the spring of 1920 the housing problem, while not exactly solved, will have lost much of its present serious aspect.

As an indication of the recent activity in Brooklyn, the annual report of the Realty Associates is most enlightening. This firm sold during the year real estate to the value of \$4,600,000. Purchases throughout the year involved 62 parcels

valued at \$1,065,530, of which 55 have been resold. As the result of the widespread demand for increased housing accomodations, the company and its subsidiaries now have under construction 328 houses, all of which, it is anticipated, will be marketed before next spring.

Building activity in Queens is proceeding at a rate not fully realized by the city as a whole. The industrial development in Long Island City far surpasses any previous movement of this character in the past history of the locality. Almost daily important new operations are announced, and these are not scheduled

for an indefinite future, but with very few exceptions will be started immediately. The industrial construction is intensifying the demand for housing accomodaitons throughout the borough, and speculative and investment builders are pushing their projects to the limit in order to advance the date of completion. In Jamaica, Hollis, Queens and other sections in the borough builders of moderate priced one-family dwellings are busier than they have been for months, and many of the most important operations have already signified their intentions of carrying on throughout the winter in order

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, \$1.50, handling, plus 15 per cent.

Hudson River, best grades \$20.00 to ———
Hudson River, "off loads"..... to ———
Raritan No quotation
Second-hand brick, per load of 1,500 delivered 17.00 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. \$3.40 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 10.50 per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)..... \$3.70 per bbl.
Common Lime (Standard 300-lb. barrel) 3.50 per bbl.
Hydrate Finishing, in cloth bags 26.50 per ton
Rebate for bags 20c per bag.

Plaster—

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

Neat Wall Cement, in cloth bags \$22.30 per ton
Lath Mortar, in cloth bags.. 16.00 per ton
Brown Mortar, in cloth bags. 16.00 per ton
Finishing Plaster, in cloth bags 25.00 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

Artificial Stone is growing in popularity BECAUSE

Unlike other Building Units it is a NON-CONDUCTOR of DAMPNNESS, COLD and HEAT.

Building costs are Reduced and Construction Expedited.

A wide variety of facing effects produced with crushed granite, marble, brown stone, Indiana limestone, carborundum, etc., makes it a sightly stone for every type of structure and its durability insures the lowest possible maintenance cost.

We court investigation of the most searching kind, and are always pleased to go over the subject in greater detail with anyone interested in building for permanence, beauty and economy.

HYDRAULIC STONE CORPORATION

East 57th Street and Beverly Road

Brooklyn, New York

MATERIALS AND SUPPLIES

to be able to start upon elaborate new programs early next spring.

Advancing material prices are seemingly no bar to building activity at this time. The market has been very active during the past week or so, with prices advancing all along the line. Dealers as well as buyers are more concerned about the developing scarcity of supplies than they are about advancing prices, and the situation is likely to become a serious impediment to the future of the industry unless immediate steps are taken to increase production. The coal shortage and the restrictions upon the use of fuel is a seri-

ous blow to the building industry, as it will retard the production of material immediately required for the fulfillment of the programs now outlined.

Common Brick.—The New York wholesale market for Hudson River common brick experienced an intensely active week with a total of thirty-two barges arrived from up-river points and thirty-eight loads disposed of, for distribution throughout the Metropolitan district. The price is firm at \$20 a thousand, and it is now thought by the trade that the advancing price tendency has been checked and that the market price will be stabilized at the

\$20 level for some weeks at least. The demand for common brick maintains the intensity that has marked the past month or more, but producers and dealers are of the opinion that sufficient brick is in sight to supply all reasonable requirements. From the higher reaches of the river it is reported that manufacturers are preparing to send in their final tows of the season. There is no ice in the river but heavy snow around the Kingston district last week decided the producers to rush what they could to the city. There is a goodly amount of brick still to be shipped from the Haverstraw and Newburgh Bay districts before the river is closed to navigation, so that consumers have no cause to worry about a famine or even a serious shortage. The fuel situation has been somewhat relieved of late, and brickmakers are now burning green brick in greater numbers than before this season.

Summary.—Transactions in the North River common brick market for the week ending Friday, December 5, 1919. Condition of the market: Demand excellent; prices firm and unchanged. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 32; sales, 38. Distribution: Manhattan, 13; Bronx, 5; Brooklyn, 15; New Jersey points, 5.

Tin in 1918.

Tin is one of the few highly useful metals that are practically not produced in the United States proper. The output of tin from domestic ore in 1918 was only 68 tons, nearly all of it obtained from placers in Alaska.

The tin imported in 1918, as metal and in concentrates, amounted to 82,854 short tons, the largest quantity yet brought into the country in any one year.

Deposits of tin ore are found in California, Virginia, North Carolina, South Carolina, South Dakota, Washington, Nevada, and New Mexico, but the ore at some of them contains so little tin that it can not be mined with profit.

Tin concentrate from Bolivia was handled at four tin-smelting plants in this country, which produced from it over 10,000 tons of metallic tin.

A report on tin in 1918, by Adolph Knopf, has just been published by the United States Geological Survey, Department of the Interior, as a chapter of Mineral Resources for 1918 and can be obtained free of charge on application to the Director of the Survey at Washington.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:			
27x28x1 in.	.....	\$0.35	each
17x48x 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	\$4.50 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.	.....	1.25
Brier Hill sandstone, per cu. ft.	.....	1.50
Gray Canyon sandstone, per cu. ft.	.....	.95
Buff Wakeman, per cu. ft.	.....	1.50
Buff Mountain, per cu. ft.	.....	1.50
North River bluestone, per cu. ft.	.....	1.05
Seam-face granite, per sq. ft.	.....	1.00
South Dover marble (promiscuous mill block), per cu. ft.	.....	2.25
White Vermont marble (sawed), New York, per cu. ft.	.....	3.00

Structural Steel—

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

Lumber—

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

3x4 to 14x14, 10 to 20 ft. \$47.00 to \$65.00

Hemlock, Pa., f. o. b., N. Y., base price, per M. — 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

Flooring:

White oak, quart'd, select. 190.00 to —

Red oak, quart'd, select. 150.00 to —

Maple No. 1 80.00 to —

Yellow pine, No. 1, common flat 70.00 to —

N. C. pine, flooring, Norfolk 65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 79%

B grade, single strength, first three brackets 79%

Grades A and B, larger than the first three brackets, single thick 78%

Double strength, A quality 80%

Double strength, B quality 82%

Linseed Oil—

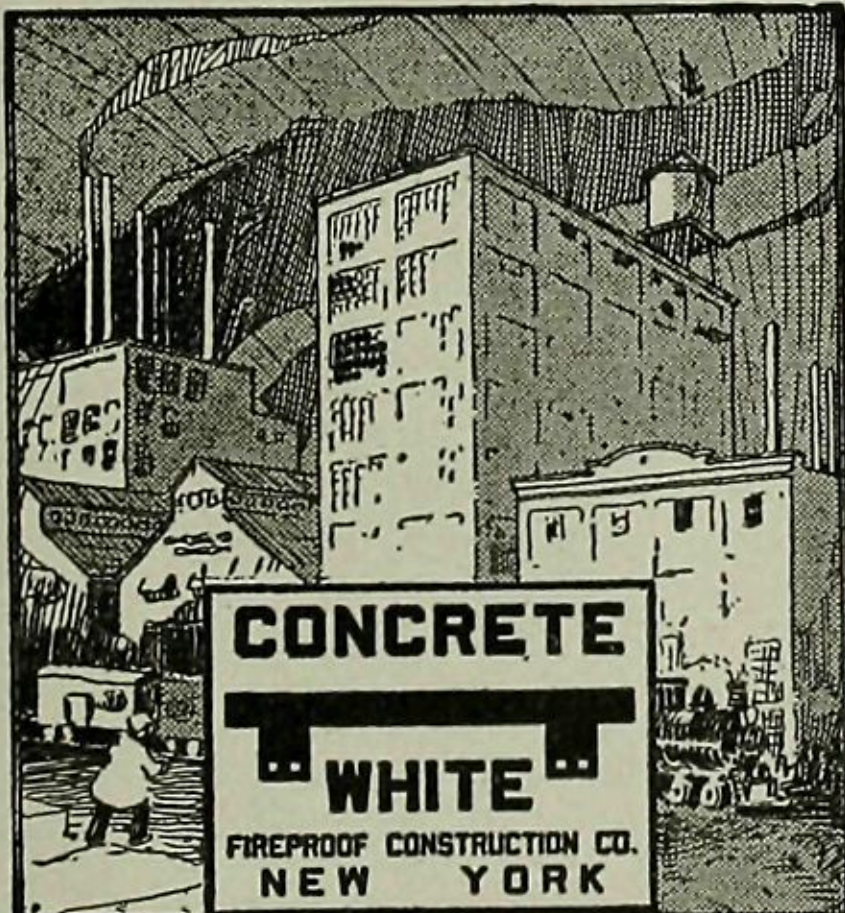
City brands, oiled, 5-bbl. lots. \$2.12 to —

Less than 5 bbls. 2.15 to —

Turpentine—

Spot in yard, N. Y., per gal. . 1.68 to \$1.75

Let WHITE Build It of CONCRETE



These Nationally-known firms:

Swift & Co., Julius Kayser & Co., Standard Oil Co. of N. J., Texas Co., Crane Co., Pathe Freres Phonograph Co., General Motors Corporation, and Dixie Drinking Cup Co.

“Let WHITE build it of CONCRETE.” Could you desire any better recommendation?

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.



Electrical Wiring

of every kind and
description—
for

Light, Heat and Power
highest efficiency at
minimum cost.

ELECTRICAL EQUIPMENT AND
MAINTENANCE DEPARTMENT

Water Supervision Company

311 Broadway, New York
Telephone: Worth 2803

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
52D ST.—J. E. R. Carpenter, 681 5th av, has prepared plans for a 9-sty brick and limestone apartment, 83x84 ft, at 145-151 East 52d st for the C. C. Corporation, 681 5th av, owner and builder. Cost, \$300,000. Architect will soon be ready for bids on separate contracts.

DWELLINGS.

64TH ST.—I. Henry Glasser, 27 East 64th st, has completed plans for alterations to the 5-sty brick and stone residence, 20x92 ft, at 27 East 64th st for George E. Harrah, 27 East 64th st, owner. Cost, \$20,000. Lessee, 27 East 64th Street Corporation, Herbert J. Baker, president, on premises. Owner builds.

STABLES AND GARAGES.

177TH ST.—Joseph C. Cocker, 2017 5th av, has completed plans for a 2-sty brick and concrete garage, 100x174 ft, at the southeast corner of 177th st and Wadsworth av for James R. Hayes, 74 Wadsworth av, owner. Cost, \$100,000.

STORES, OFFICES AND LOFTS.

LAFAYETTE ST.—Plans have been prepared privately for a 1-sty brick sales office, 20x115 ft, at 258-266 Lafayette st for John R. Hayes, Darien, Conn., owner, and the Texas Co., 17 Battery pl, lessee. Cost, \$8,000. Owner builds.

NEW ST.—J. B. Snook Sons, 261 Broadway, will prepare plans for a 12-sty brick, stone and terra cotta office building, on plot 56x95 ft, at 52-54 New st for the Gallatin estate, owner. Lessee, McReynolds Realty Corporation, 26 West 31st st. Details will be available later.

BEAVER ST.—Charles Gillespie, 1123 Broadway, has completed plans for a 6-sty brick, stone and reinforced concrete office building, 32x100 ft, at 47-49 Beaver st for the Importers and Exporters Insurance Co., 17 South William st, owner. Cost, about \$75,000. Architect will take estimates on general contract.

THEATRES.

145TH ST.—Thomas W. Lamb, 644 8th av, has completed plans for a 2-sty brick and stone theatre, 170x85 ft, with stores, at 246 West 145th st for the Fourteenth Street Theatre Corporation, 120 Broadway, owner. Cost, approximately \$350,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
KINGSBRIDGE RD.—Charles Kreyborg, 163d st and Park av, has plans in progress for a 6-sty brick, limestone and terra cotta apartment, 104x95 ft, in the north side of Kingsbridge rd, 32 ft west of Webb av, for the H. & P. Building Corporation, 68 West 32d st, owner and builder. Cost, \$150,000.

CRESTON AV.—Moore & Landsiedel, 148th st and 3d av, have completed plans for four 5-sty and stone apartments, with store, on the east side of Creston av, from Burnside av to 180th st, for the Realty Managers, Inc., 200 Broadway, owners and builders. Project not expected to go ahead until next spring.

DWELLINGS.

HARRISON AV.—Moore & Landsiedel, 3d av and 148th st, have completed plans for two 2-sty brick dwellings, 21x40 ft, on the west side of Harrison av, 331 ft north of Merton pl, for Wm. L. Phelan, Inc., 2045 Ryer av, owner and builder. Total cost, \$20,000.

PLIMPTON AV.—Irving Margon, 355 East 149th st, has prepared plans for three 2-sty brick dwellings, 20x38 ft, on the west side of Plimpton av, 300 ft north of 170th st, for Samuel H. Rubine, Claremont av, Jersey City, N. J., owner and builder. Total cost, \$39,000.

SCHOOLS AND COLLEGES.

ST. ANNS AV.—C. B. J. Snyder, Municipal Building, has prepared plans for a 5-sty brick, limestone and terra cotta public school building, 122x193 ft, at St. Anns av and Hagney pl for the Board of Education of the City of New York, 500 Park av, owner. Cost, approximately \$500,000.

FORDHAM RD.—Charles Schaefer, Jr., 2853 3d av, has completed plans for a 2-sty brick store building, 91x181 ft at the southwest corner of Fordham rd and Creston av for Wm. Hagar-dorn, 1896 1st av, owner and builder. Cost, \$45,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
SHEPHERD AV.—J. Monda, Woodhaven, L. I., has completed plans for a 2-sty brick tenement, 20x66 ft, on the east side of Shepherd av, 190 ft south of Liberty av, for A. Visene, 330 Shepherd av, owner and builder. Cost, \$11,000.

CHURCHES.

SHEFFIELD AV.—Morris Whinston, 63 Park Row, Manhattan, has plans under way for a 1 and 2-sty brick and concrete synagogue, 40x80 ft, at 339-343 Sheffield av for the Congregation of Moschneiss, Max Solomon, president, owner. Cost, \$30,000. Owner will soon call for estimates on general contract.

67TH ST.—Maurice Courland, 47 West 34th st, Manhattan, has plans in progress for a 1-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

C. E. Halback & Co.

ORNAMENTAL

IRON and STEEL

For Building Construction

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

Phone: Madison Sq. { 8510
8511

ELECTRICAL WIRING

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

ELECTRIC 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

brick and stone synagogue, 40x88 ft, in 67th st, between 19th and 20th avs, for owner, to be announced later. Cost, about \$50,000.

DWELLINGS.

80TH ST.—Ferdinand Savignano, 6005 14th av, has prepared plans for six 2-sty frame dwellings, 20x55 ft, on the north side of 80th st, 296 ft west of 18th av, for Domonick Schirrippa, 1382 59th st, owner and builder, who will take bids on separate contracts. Cost, \$60,000.

63D ST.—F. H. Seeler, 1958 67th st, has prepared plans for a 2-sty frame dwelling, 17x50 ft, on the north side of 63d st, 340 ft west of 17th av, for A. Varriale, 1858 68th st, owner and builder. Cost, \$11,000.

OCEANIC AV.—Tobias Goldstone, 50 Graham av, has completed plans for two 2-sty frame dwellings, 20x42 ft, on the south side of Oceanic av, 240 ft west of West 37th st, for J. Ponemone, 22 Vernor av, owner and builder. Cost, \$10,000.

9TH AV.—Thomas Bennett, 7826 5th av, has prepared plans for two 2-sty brick dwellings, 20x42 ft, at the southeast corner of 9th av and 64th st for W. P. Bennett, owner, care of architect. Cost, \$7,000. Owner will take bids on general contracts.

CRESCENT ST.—W. C. Winters, 106 Van Sicken av, has completed plans for two 2-sty brick dwellings, 20x44 ft, in the west side of Crescent st, 20 ft north of Atlantic av for F. Richards, 162 Jamaica av, owner and builder. Cost, \$13,000.

57TH ST.—S. Gardstein, 1154 47th st, has prepared plans for four 2-sty frame dwellings, 20x55 ft, on the south side of 57th st, 250 ft west of 15th av for M. Kernblum, 1354 49th st, owner and builder. Cost, \$40,000.

OCEAN PARKWAY.—Slee & Bryson, 154 Montague st, have plans in progress for three 2-sty frame and stucco dwellings, 23x45 ft, on the east side of Ocean parkway, 200 ft south of Av J, for the Peret Bldg. Corp., owner, care of architect. Total cost, \$45,000.

AV I.—A. Farber, 1745 Pitkin av, has completed plans for three 2-sty frame dwellings, 24x55 ft, on the south side of Av I, 30 ft east of East 12th st, and the southeast corner of East 12th st and Av I for the Saratoga Construction Co., 1626 Saratoga av, owner and builder. Total cost, \$27,000.

52D ST.—Carlson Wiseman, 226 Henry st, has completed plans for twelve 2-sty brick dwellings, 20x57 ft, on the north side of 52d st, 100 ft east of 11th av, for O. Asher Dann & Sons, 5223 12th av, owners. Cost, \$96,000.

PRESIDENT ST.—Cohn Bros., 361 Stone av, have completed plans for seven 2-sty brick dwellings, 20x58 ft, on the north side of President st, 137 ft east of Utica av, for S. Sassulsky, 316 Hopkinson av, owner and builder. Cost, \$91,000.

49TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 2-sty frame dwelling, 26x55 ft, in the south side of 49th st, 280 ft west of 16th av, for J. Rubin, 1325 48th st, owner and builder. Cost, \$14,000.

63D ST.—Maurice Courland, 47 West 34th st, Manhattan, has plans in progress for a 2½-sty frame and stucco dwelling, with garage, 20x34 ft, at 63d st and Baypark av for I. Fischy, owner, care of architect. Architect will take bids on general contract about Dec. 1, and Aronson & Graff, 114 West 23d st, Manhattan, will figure the general contracts.

52D ST.—Carlson & Wiseman, 126 Henry st, have plans in progress for twelve 2-sty brick dwellings, 20x57 ft, on the north side of 52d st, 100 ft east of 11th av, for Asher Dann & Sons, 5223 12th av, owner, who will take bids on general contracts. Total cost, \$100,000.

80TH ST.—Ferdinand Savignano, 6005 14th av, has prepared plans for six 2½-sty frame dwellings, 20x55 ft, on the north side of 80th st, 296 ft west of 18th av, for D. Schirrippa, 6005 14th av, owner and builder. Cost, \$48,000.

OCEAN PARKWAY.—H. J. Enrick, 772 Broadway, has completed plans for two 2½-sty frame and stucco dwellings, 21x66 ft, at the northeast corner of Ocean parkway and Av M for the Myheme Realty Co., 277 Broadway, Manhattan, Henry Feldman, president, owner, who will build and take bids. Cost, \$18,000.

48TH ST.—M. A. Cantor, 367 Fulton st, has completed plans for two 2½-sty frame dwellings, 24x54 ft on the north side of 48th st, 400 ft east of 17th av for Isaac and Adolph Kishner, 214 39th st, owners, who will take bids on separate contracts. Total cost, \$30,000.

BAY PARKWAY.—Lubroth & Lubroth, 44 Court st, have plans in progress for a 3-sty frame dwelling, 25x54 ft, at the northwest corner of Bay parkway and 70th st for the Mediator Construction Co., 121 Bay 26th st, Oscar Kaiser, president, owner and builder. Cost, \$12,000.

BAY PARKWAY.—Lubroth & Lubroth, 44 Court st, have plans in progress for two 2-sty frame dwellings, 25x54 ft, at the southwest and northwest corner of Bay parkway and 69th st for Mediator Construction Co., Oscar Kaiser, president, 121 Bay 26th st, owner and builder. Total cost, \$24,000.

AV N.—McCarthy & Kelly, 16 Court st, have plans in progress for four 2-sty frame dwellings, 17x47 ft, at Av N and East 5th st for Melville Homes Bldg. Co., 46 Linden av, owner and builder. Total cost, \$50,000.

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

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.

Cunard and Edison

The massive twenty-one story building to be erected for the Cunard Steamship Company at Broadway, Morris and Greenwich Streets has contracted for *Edison Service*

Seventeen thousand lamps will be installed and 3,000 horsepower will be used principally in the operation of thirty-four high-speed elevators

Just as the structure of 1920 will displace the once "huge" Stevens house of 1846, so *Edison Service* is taking the place of former methods of producing power

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

STABLES AND GARAGES.

HUNTERFLY RD.—H. J. Nurick, 772 Broadway, has plans in progress for a 1-sty brick and reinforced concrete garage and automobile showroom, 88x72 ft, at Hunterfly rd, Rockaway parkway and Clarkson av, for owner, to be announced later. Cost, \$12,000.

HANCOCK ST.—Samuel Millman & Son, 26 Court st, have plans under way for a 1-sty brick garage, 85x150 ft, at the northeast corner of Hancock st and Cypress av, for the M. C. K. Contracting Co., 2366 Fulton st, owner, who will soon call for estimates on separate contracts. Cost, about \$40,000.

SHEEPSHEAD BAY RD.—W. A. Parfitt, 16 Court st, has plans in progress for a 1-sty brick garage, 113x152 ft, in the north side of Sheepshead Bay rd for F. H. Kelsey, Sheepshead Bay rd and West 8th st, owner. Cost, \$50,000.

FULTON ST.—G. W. Culgin, 141 Washington pl, Manhattan, has completed plans for a 1-sty brick garage, 100x120 ft, in the south side of Fulton st, 320 ft west of Albany av, for owner and builder, who will be announced later. Cost, \$27,000.

THEATRES.

BROADWAY.—Thomas W. Lamb, 688 8th av, Manhattan, has prepared plans for a 2-sty brick, limestone and terra cotta theatre, seating more than 3,000, at Broadway, Gates and Ralph avs for the Gates Avenue Theatre Corporation, 1493 Broadway, Manhattan, owner. Cost, approximately \$300,000. Architect will take estimates on general contract soon.

Queens.

DWELLINGS.

UNION COURSE, L. I.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for twenty 2-sty brick dwellings at Union Course, L. I., for L. Mehrman, 1456 Oxford st, Woodhaven, owner, who will take bids on general contracts. Cost, \$100,000.

RICHMOND HILL.—H. E. Haugaard, Richmond Hill, has completed plans for four 2½-sty frame dwellings, 18x49 ft, on the north side of St. Anns av, 376 ft west of L. I. R. R., for Church St. Realty Co., Richmond Hill, owner and builder. Cost, \$24,000.

GLLENDALE, L. I.—F. J. Dasseau, 26 Court st, Brooklyn, has completed plans for three 2-sty frame dwellings, 16x38 ft each, at Charlotte st and Dill pl for Bremer Realty Corp., 525 Noststrand av, owner, who will take bids on general contract. Cost, \$25,000.

ROSEDALE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 20x26 ft, on the south side of Hampton st, 117 ft west of Ocean av, for John W. Ekland, Rosedale, owner. Cost, \$4,500.

QUEENS, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for two 2-sty frame dwellings, 25x23 ft, in the west side of Monroe st, 40 ft north of Everett pl, and the east side of Lincoln av, 100 ft south of Walnut st, for G. R. Stewart, Bellaire Gardens, L. I., owner and builder. Total cost, \$10,000.

EDGEMERE, L. I.—Plans have been prepared privately for four 1-sty frame dwellings, 18x32 ft, on the east side of Beach 29th st, 65 ft south of Edgemere av, Edgemere, for Anker Selersen, 225 Morris av, Arverne, owner and builder. Cost, \$10,000.

ROCKAWAY PARK, L. I.—Jos. P. Powers, 220 Larkin st, Arverne, has completed plans for a 2-sty frame dwelling on the west side of 126th st, 180 ft north of Newport av, for E. J. Realty Co., 852 Westchester av, New York City, owner. Cost, \$7,500.

LAURELTON, L. I.—Plans have been prepared privately for three 2-sty frame dwellings, 32x29 ft, on the south side of Franklin blvd, 100 ft west of Vandever blvd, for the Hathron Home Corp., 50 Pine st, Manhattan, owner and builder. Cost, \$22,500.

ELMHURST, L. I.—A. L. L. Marinelli, 15 West Jackson av, Corona, has prepared plans for a 2½-sty brick dwelling, 25x55 ft, in the east side of 19th st, 320 ft north of Albermarle terrace, for F. Ales, 15 West Jackson av, Corona, owner and builder. Cost, \$15,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 16x40 ft, on the south side of Kimball av, 85 east of Vine st, Richmond Hill, for T. Munk, Vine and Beaufort sts, Richmond Hill, owner and builder. Cost, \$6,000.

NEPONSIT, L. I.—James L. Newman, 41 Beach 143d st, Neponsit, has completed plans for a 2-sty frame dwelling, 36x42 ft, on the east side of Beach 142d st, 189 ft north of Rockaway Beach blvd, for Teresa L. Newman, 41 Beach 143d st, owner and builder. Cost, \$10,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for six 2-sty frame dwellings, 16x38 ft, on the west side of Woodland av, 300 ft south of Fulton st, Woodhaven, for A. J. Cobb, 1822 Woodhaven av, owner and builder. Cost, \$30,000.

HOLLIS, L. I.—H. E. Paddon, 280 Madison av, Manhattan, has plans in progress for a 2½-sty frame dwelling, at Hollis, L. I., for H. A. Ackerly, 173 Berry st, Hollis, owner, who will take bids on general contract. Cost, \$7,000.

JAMAICA, L. I.—Robert Kurz, 354 Fulton st, Jamaica, has completed plans for three 2½-sty frame dwellings, 15x36 ft, on the south side of 87th av, 165 ft east of 148th st, for the Saga Bldg. Co., 6 Maxwell av, Jamaica, owner and builder. Cost, \$10,000.

JAMAICA, L. I.—Wm. A. Finn, 229 New York av, Jamaica, has completed plans for three 2-sty dwellings, 20x45 ft, in the north side of South st, 25 ft east of Larch av, for Guiseppi Russo, South st, Jamaica, owner and builder. Total cost, \$24,000.

HOLLIS, L. I.—Herman Fritz, News Bldg., Passaic, N. J., has completed plans for three 2½-sty frame dwellings, 24x38 ft, in Hollis, L. I., for Elwood M. Townsend Co., Inc., 850 St. Johns pl, Bklyn, owner and builder. Cost, \$6,000 each.

QUEENS, L. I.—Plans have been prepared privately for a 1½-sty frame dwelling, 32x32 ft, on the north side of Hollis av, 126 ft east of 4th av, Queens, for Frank Koch, Fillmore av, Queens, owner and builder. Cost, \$6,000.

OZONE PARK, L. I.—Charles Infanger & Son, 2634 Atlantic av, Bklyn, has completed plans for six 2-sty brick dwellings, 20x55 ft, on the east side of McCormick av, 8 ft north of Rockaway Blvd, Ozone Park, owner and builder. Cost, \$39,000.

NEPONSIT, L. I.—Philip Caplan, 16 Court st, Bklyn, has completed plans for a 1-sty frame dwelling, 22x38 ft, in the east side of Beach 44th st, 120 ft north of Neponsit av, for R. Kanofsky, owner and builder, on premises. Cost, \$4,000.

HOLLIS, L. I.—Plans have been prepared privately for four 1-sty frame dwellings, 27x39 ft and 27x43 ft, on the west side of Wyoming av, 24 and 290 ft north of Brook st, Hollis, for Chappelle & Weinge, 500 Manor av, Woodhaven, L. I., owners and builders. Cost, \$3,500 each.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for three 1-sty frame bungalows, 17x40 ft, at Broadway and Claremont avs, Springfield, for Mrs. E. C. Killaine, Springfield, owner and builder. Cost, \$15,000.

FAR ROCKAWAY, L. I.—Morris Rothstein, 197 Snediker av, Brooklyn, has completed plans for three 3-sty frame dwellings, 19x55 ft, with stores, in the east side of Beach 20th st, 258 ft north of New Haven av, for John M. Korman, 1324 Fifth av, Manhattan, owner and builder. Total cost, \$36,000.

FACTORIES AND WAREHOUSES.

JAMAICA, L. I.—Plans have been prepared privately for a brick and reinforced concrete factory in Church st, for R. S. Uzzell, 2 Rector st, Manhattan, owner, who will soon take estimates on general contract. Details later.

LONG ISLAND CITY, L. I.—Lockwood Green Co., 101 Park av, Manhattan, has plans in progress for a 4-sty reinforced concrete manufacturing building, at Long Island City for the B. J. Johnson Soap Co., Milwaukee, Wis., owner. Details will be available later. Architect will take bids on general contract.

HOTELS.

FAR ROCKAWAY, L. I.—Howard & Howard, O'Kane Building, Far Rockaway, have plans in progress for a 3-sty frame and stucco hotel, 50x100 ft, at Ostend Beach, for Mrs. S. Ludwig, 2204 Cornaga av, Far Rockaway, owner. Cost, \$70,000. Architects will soon take estimates on general contract.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—Phillip Steigman, 690 Broadway, Brooklyn, has completed plans for a 1-sty brick garage, 50x200 ft, in the north side of Hancock st, 295 ft east of Wyckoff av, for the Norman Holding Co., 690 Broadway, Brooklyn, owner and builder. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, has completed plans for a 1-sty brick store building, 16x116 ft, on the south side of Hillside av, 275 ft east of Ray st, for Charles R. Kuegark, Hillside and Flushing avs, owner and builder. Cost, \$8,000.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—P. Pennington, 2 East 41st st, Manhattan, has plans in progress for a 2½-sty frame residence at Locust Valley, L. I., for James L. Larkin, Locust Valley, owner. Cost, \$40,000. Architect will soon take estimates on general contract.

DOUGLSTON, L. I.—W. J. McKenna, 6 Taylor av, Flushing, L. I., has prepared plans for a 2½-sty. frame residence, 36x27 ft, at the southwest corner of Circle road and Hillside av, for L. Armbruster, 6 Hill st, Maspeth, L. I., owner and builder. Cost, \$10,000.

GREAT NECK, L. I.—Fred H. Briggs, Plan-dome, L. I., has started plans for two 2½-sty frame dwellings, 33x46 ft, at Great Neck Station, L. I., for J. P. Hines, Cedar Drive and Hillside av, Great Neck, owner. Cost, \$18,000 each.

STABLES AND GARAGES.

GREAT NECK, L. I.—Alfred Hopkins, 101 Park av, Manhattan, has plans in progress for a brick and frame garage and outbuildings on Kings Point road, Great Neck, for Richmond Levanding, 120 Broadway, Manhattan, owner. Cost approximately, \$25,000. Owner builds.

Suffolk.

DWELLINGS.

GOOD GROUND, L. I.—H. F. Smith, 3 West 32d st, Manhattan, has completed plans for a 1½-sty frame bungalow, 30x44 ft, with garage, at Good Ground, for J. J. Riker, Good Ground, owner. Cost, \$6,000.

SCHOOLS AND COLLEGES.

SOUTHOLD, L. I.—Tooker & Marsh, 101 Park av, Manhattan, have plans nearing completion, for a 2-sty brick and frame school, 80x96 ft, at Southold, for the Board of Education of the Town of Southold, Fred Terry, chairman, owner. Cost, \$40,000.

BAY SHORE, L. I.—Fuller & Robinson, 95 State st, Albany, N. Y., have plans under way for a 2-sty brick and stone high school building, 50x100 ft, at Bay Shore, L. I., for the Board of Education of Bay Shore, J. J. Gibson, chairman, owner. Cost about \$150,000.

Richmond.

DWELLINGS.

TOTTENVILLE, S. I.—Plans have been prepared privately for six 1½-sty frame dwellings, 21x30 ft in Ivy Court, 100 ft south of Amboy road, for Andrew Lindquist, Amboy road, owner and builder. Total cost, \$15,000.

PORT RICHMOND, S. I.—Plans have been prepared privately for four 2-sty frame dwellings, 24x28 ft, on the north side of Palmer av, 175 ft west of Cortland st, for Frank B. Sternern, 64 Lexington av, Port Richmond, owner and builder. Total cost, \$4,000.

DONGAN HILLS, S. I.—De Rose & Cavallera, 370 East 149th st, the Bronx, have prepared plans for a 2½-sty frame residence, 30x35 ft, on the north side of Overlook av, 374 ft west of Vista av, for N. & C. Carissirno, 340 East 140th st., the Bronx, owners and builders. Cost, \$10,000.

HUGUENOT PARK, S. I.—Plans have been prepared privately for 2-sty frame dwelling, 34x55 ft, on the west side of Huguenot av, 125 ft north of 3d st, for Hugh Getty, 359 West 26th st, Manhattan, owner and builder. Cost about \$5,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—C. H. Ziegler, 75 Montgomery st, has completed plans for a 4-sty brick and limestone apartment, 45x88 ft, at 21-23 Orient av, for Armico Charles, 156 Union st, owner and builder. Cost, \$50,000.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has plans underway for a 10-sty brick, limestone and terra cotta apartment, 115x165 ft, at the northeast corner of Park av and Prospect st, for the Park and Prospect Co, 510 Summer av, Newark, owner and builder. Cost approximately \$1,000,000.

LEONIA, N. J.—P. J. Jessier, Broad av, Palisade Park, N. J., has plans under way for four 2-sty brick apartments, 49x100 ft, at Broad and Central avs, for Bowles & Co., owners and builders, on premises. Cost, \$30,000.

DWELLINGS.

WEEHAWKEN, N. J.—Plans have been prepared privately for a 2½-sty hollow tile and stucco residence, 25x40 ft, in Cantelo st, Weehawken, for Joseph Lugosch, 21 Bergenline av, Union Hill, owner. Cost, \$10,000.

WEST NEW YORK, N. J.—Herman Rosensohn, 800 Broad st, Newark, has plans in progress for ninety-six 2½-sty brick dwellings, 20x60 and 16x48 ft, on Boulevard, 18th and 19th sts, for I. M. Adelman, 847 Boulevard, East Weehawken, N. J., owner and builder.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has completed plans for a 2½-sty brick residence, 27x36 ft, on Gates av, Montclair, N. J., for B. Widmark, builder, 305 Orange rd, Montclair, owner and builder. Cost, \$10,000.

PATERSON, N. J.—Wm. T. Fanning, Colt Bldg, Paterson, has plans nearing completion for a 2½-sty brick dwelling, 38x55 ft, on Derrom av, near Broadway, for J. J. Diskon, 247 Hamilton av, Paterson, owner. Architect will talk about Nov. 24. Cost, \$35,000.

JERSEY CITY, N. J.—Plans have been prepared privately for a 2-sty common brick dwelling, 31x25 ft, in Chestnut st, Jersey City, for John Pedato, 87 Chestnut st, Jersey City, owner and builder. Cost, \$7,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has plans in progress for a 2½-sty frame residence, 42x26 ft, at Montclair, N. J., for owner to be announced later. Cost, \$9,000.

EAST ORANGE, N. J.—Lake & Nisenson, Union Bldg., Newark, have plans in progress for two 2½-sty frame dwellings, 25x23 ft, at 58 and 56 Wayne st, East Orange, for Chas. M. Newman, 6 North 21st st, East Orange, owner, who will take bids on separate contracts. Cost, \$6,000.

BAYONNE, N. J.—Plans have been prepared privately for a 2-sty frame dwelling, 20x49 ft, at 10 East 49th st, for Irving Collins, Av C and 19th st, Bayonne, owner and builder. Cost, \$6,500.

BAYONNE, N. J.—Plans have been prepared privately for four 2-sty frame dwellings, 20x44

ft, on West 10th st, Bayonne, for C. Levine, 35 West 46th st, Bayonne, owner and builder. Cost, \$6,000 each.

BAYONNE, N. J.—Plans have been prepared privately for a 2-sty frame dwelling, 20x50 ft, at 423 Boulevard, Bayonne, for Leyner & Sulton, 388 Av C, Bayonne, owners and builders. Cost, \$6,500.

BAYONNE, N. J.—Carl S. Goldberg, 437 Broadway, Bayonne, has completed plans for three 2-sty frame and shingle dwellings, 20x48 ft, on the Boulevard, for Borenstein & Siole, care of architect, owner and builder. Cost, \$6,500.

BAYONNE, N. J.—Harry Adelman, Bayonne, has completed plans for two 2-sty frame dwellings, 20x49 ft, at 134-136 West 54th st, for Daniel Scala, 302 Av B, Bayonne, owner and builder. Cost, \$6,500 each.

NEWARK, N. J.—R. Bottelli, 207 Market st, has plans in progress for two 2½-sty hollow tile and stucco dwellings, at 56-60 Hillside av, for Joseph Bell, 174 Ridgewood av, Newark, owner and builder.

NORTH BERGEN, N. J.—Joseph Lugosch, 21 Bergenline av, Union Hill, has plans in progress for five 2½-sty hollow tile and stucco dwellings, 25x45 ft, on Hudson Boulevard, for

JOHN F. McINERNEY
Iron and Steel Scrap, Cast Iron, Metals, Machinery
Second-Hand Pipe, Beams and Channels a Specialty
 72-74 TENTH AVE., NEW YORK CITY Tel. Chelsea 6874

WELLS ARCHITECTURAL IRON CO.
Manufacturers of Ornamental Iron Work
 Phone—Melrose { 8290
 8291 **Office and Factory, River Ave. and East 151st St.**

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.



LEHIGH CEMENT

NIEWENHOUS BROTHERS, Inc.
BUILDING CONSTRUCTION
 H. NIEWENHOUS, President
 M. NIEWENHOUS, Treasurer
 163RD STREET, Northwest Corner Park Avenue
 H. S. NIEWENHOUS, Secretary
 A. W. TRIMAT, General Manager
 NEW YORK

HECLA IRON WORKS
 ESTABLISHED 1876
Architectural Bronze and Iron Work
 Office, 118 North 11th Street, BROOKLYN, N. Y.

Build Right

Selection of a Builder means more than placing a contract with the lowest bidder.

Responsibility, integrity, experience and technical ability are prime essentials to both architect and owner.

Our organization assures these important factors to prospective builders.

F. G. FEARON CO.
INC.

Builders

280 Madison Av. New York

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.

Phone: Riverside 10437

VOGEL and ROTKIN
Painters and Decorators

Painters' Supplies
Offices and Lofts a Specialty
703 AMSTERDAM AVE., NEW YORK

TELEPHONE:
AUDUBON 364-2034

AUTOMOBILE
DELIVERY

JAMES A. COUGHLIN
LUMBER AND
MOULDINGS

Amsterdam Avenue and 15th Street
NEW YORK

DOORS
SASH
BLINDS

VENEERED PANELS
COMPO BOARD
SAND
CEMENT

Good Plumbing

means permanent satisfaction to the property owner. Our knowledge and experience are at your command.

JAMES SEATH, Inc.

PLUMBING CONTRACTORS

113 Seventh Ave. Brooklyn, N. Y.

Phone: Sterling 1996

De Riso Brothers, 17 Bergenline av, owners and builders.

IRVINGTON, N. J.—August Kleemann, 808 Grove st, Irvington, has prepared plans for a 2½-sty frame dwelling, 26x30 ft, at 1367 Clinton av, for Henry C. Arnold, 940 Grove st, owner and builder. Cost, \$6,000.

HALLS AND CLUBS.

PATERSON, N. J.—The Young Men's Hebrew Association, Edward Bloom, president, 600 Park av, Paterson, contemplates the construction of a 4-sty brick club building at the southeast corner of Church and Allison sts, to cost approximately \$300,000. Name of architect and details of construction will be available later.

CONTRACTS AWARDED.

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

DWELLINGS.

FLUSHING, L. I.—J. W. Cadoo, 180 Cypress av, Flushing, has the general contract for a 2-sty hollow tile, stucco and brick residence, 28x48 ft, at the corner of Lincoln and Percy sts for Wm. H. Pollack, 148 Central av, Flushing, owner, from plans by George Barnes, Grace st, Great Neck, L. I., architect. Cost, \$20,000.

GREAT NECK, L. I.—A. J. Contracting Co., 101 Park av, Manhattan, has the general contract for a 2-sty residence, 36x54 ft, with two wings, 18x21 ft, and a 2-sty garage at Great Neck, L. I., for Max Blumenthal, 680 West End av, owner, from plans by W. Albert Swasey, 101 Park av, Manhattan, architect. Cost, \$60,000.

RIDGEWOOD, N. J.—Henry Walthery, Ridgewood, N. J., has the general contract for a 2½-sty frame residence, 26x38 ft, and garage in Cottage pl for B. C. W. Stillwell, 98 Cottage pl, Ridgewood, owner, from plans by Harold E. Paddon, 280 Madison av, Manhattan, architects. Cost, \$13,000.

MONTCLAIR, N. J.—Wm. A. Lewis, 705 North 8th st, Newark, has the general contract for a 2½-sty frame dwelling, 30x30 ft, in Elm st for Captain J. H. Halsey, owner, from plans by H. M. Fisher, 483 Bloomfield av, Montclair, architect. Cost, \$8,000.

MONTCLAIR, N. J.—Donald Bros., 12 Walnut Crescent, have the general contract for a 2½-sty frame dwelling, 27x30 ft, in Lloyd rd for L. H. Hole, 156 Lloyd rd, owner, from privately prepared plans. Cost, \$7,000.

MOUNT VERNON, N. Y.—Chester Hiss Homes Co., 14 Depot pl, has the general contract for two 2½-sty frame and stucco dwellings, 40x60 ft, on Pennsylvania av for Leo Stern, owner, care of Wm. Farrel, 10 East 43d st, Manhattan, architect. Cost, \$15,000 each.

WHITE PLAINS, N. Y.—B. C. Brown, 39 East 42d st, Manhattan, has the general contract for a 2½-sty frame residence, 30x30 ft, in Nutgrove st for Mrs. E. L. Purdy, 3 Wyanoke st, White Plains, owner, from plans by Wm. Stanwood Phillips, 103 Park av, Manhattan, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

BROKLYN.—Burke Bros. Construction Co., 62 West 45th st, Manhattan, has the general contract for a 3-sty brick factory, 98x102 ft, at the southwest corner of Raymond st and Park av for the Metal Hose and Tubing Co., 253 Tillary st, owner, from plans by Albert Ullrich, 367 Fulton st, architect. Cost, \$150,000.

BROKLYN.—Frazer & Berau, 1761 Fulton st, has the general contract for the 2-sty brick warehouse and office, 91x75 ft, at 126-134 10th st for the Hauck Mfg. Co., 101 11th st, owner, from plans by Edw. A. Klein, 112 East 19th st, Manhattan, architect. Cost, about \$25,000.

LONG ISLAND CITY.—Louis Gold, 44 Court st, L. I. City, has the general contract for a 2-sty reinforced concrete factory building, 80x185 ft, at Henry, Ely and William sts for the Couch-Haas Motors Corp., 1537 Bedford av, Brooklyn, owner, from plans by Frank Parker, 44 Court st, Brooklyn, architect and engineer.

LONG ISLAND CITY.—Aljon Construction Co., 51 East 42d st, Manhattan, has the general contract for a 2-sty reinforced concrete factory building, 70x80 ft, at the northwest corner of Van Alst av and 14th st for Ditigs & Shuster, 514 West 25th st, Manhattan, owners, from privately prepared plans. Cost, \$35,000.

LONG ISLAND CITY.—Isaac Hopper & Sons, 50 East 40th st, Manhattan, have the general contract for a 3-sty reinforced concrete factory building, 100x200 ft, on the south side of Pierce av, 8th to 9th avs, for Henry Yellin, 35 North Parsons av, Flushing, from plans by S. J. Kessler, 529 Courtlandt av, Bronx, architect. Cost, \$70,000.

LONG ISLAND CITY.—Fleischmann Construction Co., 531 7th av, Manhattan, have the general contract for a 2-sty reinforced concrete film laboratory building, 37x154 ft, at the corner of Pierce and 8th avs for the G. M. Film Printing Co., Times Bldg., Manhattan,

owner, from plans by McAvery & Smith, Bridge Plaza, L. I. City, architect.

NEWARK, N. J.—Louis Weber Bldg. Co., 171 Madison av, Manhattan, has the general contract for a 2-sty brick factory, 50x97 ft, on Sussex av for Blanchard & Co., 100 Maiden lane, Manhattan, owners, from plans by Wm. E. Lehman, 738 Broad st, Newark, architect. Cost, \$30,000.

BLOOMFIELD, N. J.—Becker Construction Co., Grove st, Newark, has the general contract for a 2-sty brick storage building at Bloomfield, N. J., for Sprague Works, General Electric Co., from privately prepared plans. Cost, \$40,000.

HOBOKEN, N. J.—The Austin Co., 217 Broadway, Manhattan, has the general contract for a 1-sty brick factory, 60x200 ft, at the corner of Jefferson and 7th sts for the American Lead Pencil Co., Willow av, Hoboken, N. J., owner, from privately prepared plans. Cost, \$50,000.

HALLS AND CLUBS.

ELMHURST, L. I.—John T. Woodruff & Son, 1 Bridge Plaza, L. I. City, have the general contract for a 1-sty brick and stone Masonic Temple at Elmhurst, L. I., for Mizpah Lodge, F. & A. M., owner, care of Charles Handrey, Elmhurst, L. I., architect.

STABLES AND GARAGES.

LONG ISLAND CITY.—Louis Gold, 44 Court st, Brooklyn, has the general contract for a 1-sty brick garage, 75x100 ft, in Buckley st, near Skillman st, for the Gehrnich Indirect Heat Oven Co., 60 Franklin av, Brooklyn, owner, from plans by Frank S. Parker, 44 Court st, architect and engineer.

LONG ISLAND CITY.—Richard Deeves & Son, 309 Broadway, Manhattan, have the general contract for a 1-sty brick garage, 38x201 ft, in the east side of Raed st, 81 ft north of ft, in the east side of Raed st, 81 ft north of Jane st, for the N. Y. and Queens Electric Light & Power Co., owner, from privately prepared plans. Cost, \$150,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Charles A. Cowan & Co., 30 East 42d st, have the general contract for an 8-sty brick and limestone store, loft and studio building, 50x100 ft, at 24 West 57th st for Charles J. Oppenheimer, care of Benjamin Foster, 233 Broadway, owner, from plans by Buchman & Kahl, 56 West 45th st, architects. Cost, \$175,000.

MANHATTAN.—Nieman & Co., Inc., 25 West 42d st, have the general contract for a 7-sty brick and limestone store and office building, 25x100 ft, at 10 East 44th st for Schirmer & Schirmer, 3 East 53d st, owners, from plans by Delano & Aldrich, 126 East 38th st, architects. Cost, about \$90,000.

MANHATTAN.—A. J. Contracting Co., 101 Park av, has the general contract for alterations to the store at the southwest corner of 125th st and Lenox av for the National Drug Stores Co., 405 Lexington av, lessee, from plans by Chas. Seymour, 405 Lexington av, architect. Cost, \$25,000.

MANHATTAN.—J. O'Dell Whitenack, 231 West 18th st, has the general contract for a 4-sty brick and stone addition to the 5-sty store and loft building, 40x100 ft, at Park av and 57th st for Harry Collins, owner, from plans by Renwick, Aspinwall & Tucker, 8 West 40th st, architects.

LONG ISLAND CITY.—Fred T. Ley, 19 West 44th st, Manhattan, has the general contract for a 6-sty reinforced concrete loft building, 99x260 ft, in Queen st, south of Jackson av, for W. P. White, care of Ballinger & Perrot, 1328 Broadway, Manhattan, architects and engineers.

FASSLER & ROBERTS

Accountants—Auditors

Monthly Audits; Financial Statements

Cost systems for builders contractors, etc.

Books opened, closed, and written up

Investigations, Tax Reports

63 Park Row Beekman 8386

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

**STANDARDS AND APPEALS
Calendar**

HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays,
2 p. m., as listed in the Calendar.
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.
SPECIAL MEETING.**

Wednesday, December 10, 1919, at 10 a. m.
Appeals from Administrative Orders.
888-19-A—240 West 44th st, Manhattan.
891-19-A—5-7 Ithaca st, Queens.
851-19-A—15 West 57th st, Manhattan.
Under Building Zone Resolution.
835-19-BZ—235-241 Cooper st, Brooklyn.
841-19-BZ—2312-2316 Atlantic av, Brooklyn.
844-19-BZ—831-839 9th av, 402-420 55th st, south-
west corner 9th av and 55th st, Man-
hattan.
848-19-BZ—Southwest corner Walton av and
175th st, The Bronx.
850-19-BZ—15 West 57th st, Manhattan.
852-19-BZ—233 East 162d st, The Bronx.
854-19-BZ—8628 116th st, Richmond Hill, Queens.
855-19-BZ—North side Woolsey av, between Van
Alst av and Phillips pl, Barclay st,
Long Island City.
858-19-BZ—1520-1528A Fulton st, Brooklyn.

**BOARD OF APPEALS.
SPECIAL MEETING.**

Tuesday, December 16, 1919, at 10 a. m.
Appeals from Administrative Orders.
853-19-A—182 Thompson st, Manhattan.
857-19A—799 Steinway av, Long Island City,
Queens.
864-19-A—541 Broadway, Long Island City,
Queens.
868-19-A—440 East 26th st, Manhattan.
870-19-A—278 10th av, Manhattan.
872-19-A—19 6th st, Queens.
887-19-A—1368-1390 Fulton st, Brooklyn.
Under Building Zone Resolution.
602-19-BZ—2653 Webster av, The Bronx
756-19-BZ—1019-1021 East 176th st, northwest
corner 176th st and Boston rd, The
Bronx.
Pier Cases.
594-19-A—Pier No. 8, North River, Manhattan.
595-19-A—Pier No. 44, East River, Manhattan.
480-19-A—Piers 4 and 5, North River, Manhattan.
481-19-A—Old Pier 3, North River, Manhattan.
877-19-A—Pier 14, North River, Manhattan.
878-19-A—Pier 15, North River, Manhattan.
879-19-A—Pier 15, North River, Manhattan.
880-19-A—Pier 28, East River, Manhattan.
881-19-A—Pier 1 (Old), North River, Manhattan.
882-19-A—Pier 27, North River, Manhattan.
883-19-A—Pier 29, North River, Manhattan.
884-19-A—Pier 30, North River, Manhattan.
885-19-A—Pier 78, North River, Manhattan.
886-19-A—Pier 42, North River, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, January 6, 1920, at 2 p. m.
Petitions for Variations.
2222-17-S—56-58 Grove st, Manhattan. Reopened
October 24, 1918.
863-19-S—12 West 29th st, Manhattan.
873-19-S—311 Broadway, Manhattan.
Appliances Submitted for Approval.
473-19-S—Fire Alarm Industrial Signal.
554-19-S—Exit Door Lock.
965-18-S—Sypho Chemical Equipment, for prem-
ises 958-964 University av, The
Bronx. Reopened Dec. 17, 1918.
702-19-S—Carborex Portable Automatic Fire
Extinguisher.
833-19-S—Pronto Fire Extinguisher.
856-19-S—Acme Fire Alarm.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room
919, on Tuesday, December 2, 1919, at 3 o'clock.
The Clerk's Calendar consists of applications
under the Building Zone Resolution and its ob-
ject is to give interested property owners oppor-
tunity to file objections, if any. At this call
each case is set for hearing on a definite day.
The next subsequent Call of the Calendar will
be on Tuesday, December 9, 1919, at 3 o'clock.
The Clerk's Calendar is not to be confused with
the Calendar of cases that have been definitely
set for hearing on fixed days.

COPIES OF RULES AND BLANKS.

Persons desiring copies of any of the Rules
adopted by the Board of Standards and Appeals,
or of any of the Blank Forms, are advised to
enclose with any such request an addressed and
stamped 9½-inch envelope.

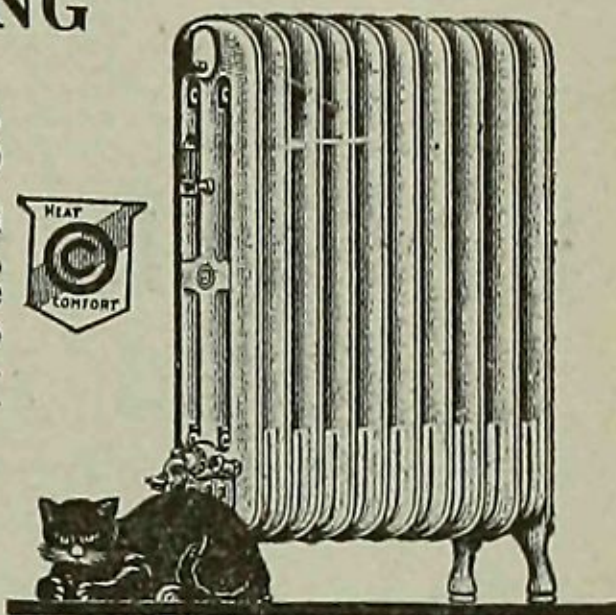
COPIES OF OIL RULES.

Any person desiring a copy of the Fuel Oil
Rules adopted by the Board of Standards and
Appeals on November 6, 1919, will be supplied
with the same on the receipt by this office of
stamped and addressed 9½-inch envelope with
request for a copy of the Fuel Oil Rules.

THE JOHN C. ORR COMPANY
LUMBER AND TIMBER, FLOORING AND CEILING
OF ALL KINDS
INDIA, JAVA, WEST AND HURON STREETS
BORO OF BROOKLYN

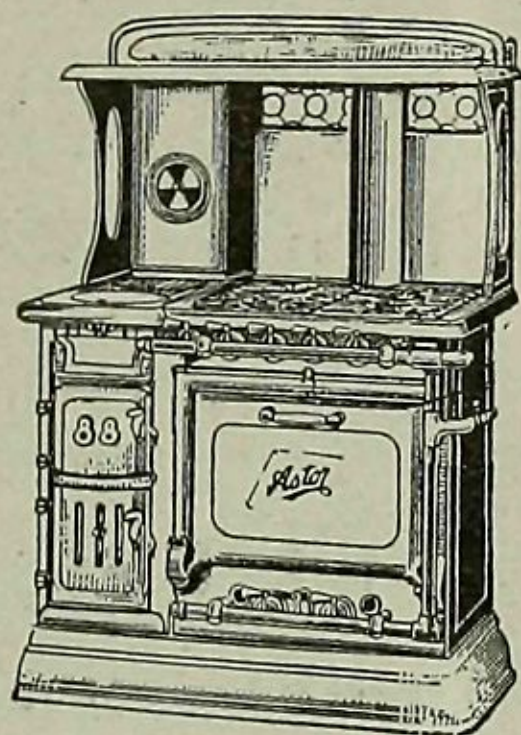
WHETHER REMODELING OR BUILDING
SAVE MONEY BY INSTALLING
CLOW Gasteam Radiators

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 satisfac-
tion. 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.



The
UNION STOVE WORKS

Headquarters for Builders for
Kitchen Ranges for Coal or Gas, Furn-
aces, Heating Boilers, Laundry Apparati
THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 85 Years

Telephone: Beekman 2490

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.

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

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 4 STREET

"McLaury for Tile"

FULL SPEED
AHEAD!

The OWNER who goes ahead at the present time tiling his bathroom, kitchen or porch will have no regrets.

The price of "TILE" may be higher; labor may be scarcer—and business is already on the jump.

We advise all to act at once.

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