

# 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).

VOL. CIV  
NO. 24 (2700)

NEW YORK, DECEMBER 13, 1919

\$8.00 A YEAR  
20c. A COPY

## Advertising Index

	Page
A B See Electric Elevator Co	4th Cover
Ackerly, Orville B., & Son	2d Cover
Acme Cabinet Co., Inc.	616
Acme Service Corporation	597
Adler, Ernest N.	2d Cover
A-J Contracting Co., Inc.	616
Alliance Realty Co.	590
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	590
Armstrong, John	2d Cover
Aspromonte & Son, L. S.	613
Atlas Waterproofing Co., The	615
Automatic Fire Alarm Co.	612
Beaumont Co., G. B.	Title Page
Bechman, A. G.	2d Cover
Berkshire Realty Co., Inc.	599
Betz Brothers, Inc.	614
Boylan, John J.	2d Cover
Brooklyn Metal Ceilings Co.	614
Brown, Frederick	602
Brown Co., J. Romaine	Front Cover
Brumley Co., Jas. L.	604
Bulkley & Horton Co.	603
Burns Wall Paper Co., The	604
Butler & Baldwin	2d Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate Co., The	596
Chesley Co., Inc., A. C.	613
City Investing Co.	590
City and State Supervising Co., Inc.	599
Clark, Noah, Inc.	606
Classified Advertisements	605
Cobb-Macey-Dohme, Inc.	599
Consolidated Gas Co.	599
Corning Co., Edward	4th Cover
Corwith Bros.	596
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	2d Cover
Cushman & Wakefield	Front Cover
Cutner, Harry B.	2d Cover
Cutler & Co., Arthur	2d Cover
Davenport Real Estate Co.	606
Davies, J. Clarence	606
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dowd, James A.	2d Cover
Doyle, John F. & Sons	596
Duffy Co., J. P.	614
Duross	600
Eastern Gas Appliance Co.	615
Eberle, Edward F.	605
Electric Service Eng. Co.	612
Electro Sun Co.	614
Elliman & Co., Douglas L.	Front Cover
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Fearon Co., F. G.	616
Finegan, Austin	2d Cover
Finch & Co., Chas. H.	613
Fischer, J. Arthur	2d Cover
Fox & Co., Fredk.	2d Cover
Frank & Frank	616
Fuller Co., Geo. A.	612

## TABLE OF CONTENTS.

### SECTION I.

Editorials	591
Readers' Comment on Current Topics	592
Call for Conference to Settle Traction Problems	593
Proposes Building Managers Get After Profiteers	594
Real Estate Review for the Current Week	595
Private Sales of the Week	595
Leases	603
Real Estate Notes	604
Statistical Table of the Week	606
Largest Bank Building in the World for Federal Reserve	607
Site Bought for the International Sporting Clubhouse	608
Active Season Forecast by Reports of Projected Work	609
Personal and Trade Notes	609
Trade and Technical Society Events	609
Current Building Operations	610
Building Material Markets	610
Contemplated Construction	612
Contracts Awarded	616
Standards and Appeals Calendar	616

### SECTION II.

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

	Page		Page
Gallin & Son, John	614	Kloes, F. J.	612
Gescheidt & Co., Jacob	603	Kohler, Chas. S., Inc.	590
Gilbert, Chas. L.	596	Lawrence Cement Co., The	4th Cover
Gold, Louis	602	Lawyers' Mortgage Co.	596
Goodwin & Goodwin	2d Cover	Lawyers' Title & Trust Co.	599
Halback & Co., C. E.	612	Leaycraft & Co., J. Edgar	Front Cover
Hecla Iron Works	617	Lehigh Portland Cement Co.	615
Hess, M. & L., Inc.	Front Cover	Lewine, Robert	2d Cover
Holmes Electric Protective Co.	4th Cover	Lewine, Fisher & Irving	2d Cover
Hydraulic Stone Corp.	610	Long Realty Co., A. J.	603
Inter-City Fuel Co., Inc.	601	Manning, Bernhard Realty & Const.	599
Jackson, Daniel H.	590	Manning & Trunk	2d Cover
Jerome Property Corp.	603	Marbleloid Co., The	616
Kane Co., John P.	4th Cover	Markham Realty Corp.	590
Kelly, Albert E.	600	Martin, H. Samuel	2d Cover
Kennelly, Bryan L., Inc.	2d Cover	Maurer & Son, Henry	614
Kerns Co., James F.	603	McLaughlin, Thos F.	2d Cover
Keweenaw Boiler Co.	617		

## Advertising Index

	Page
McLaury Tile Co., Inc., D. H.	4th Cover
McMahon, Joseph T.	598
Miller & Co., A. W.	2d Cover
Mississippi Wire Glass Co.	596
Morrisey, William G.	600
Moses & Moses	602
Nail & Parker	590
Nason Realty Co.	590
Newins, Harvey B.	590
New York Edison Co., The	613
New York Title Mortgage Co., The	590
Niewenhous Bros., Inc.	615
Noyes Co., Chas. F.	Front Cover
Ogden & Clarkson Corp.	2d Cover
O'Reilly, Thomas J.	Front Cover
O'Reilly & Dahn	2d Cover
Orr & Co., John C.	615
Payton, Jr., Co., Phillip A.	604
Pease & Elliman	Front Cover
Pfomm, F. & G.	Front Cover
Pomeroy Co., Inc., S. H.	614
Porter, David, Inc.	596
Porter & Co.	Front Cover
Pyle, Howard C., & Co.	604
Queenboro Corporation, The	603
Read & Co., George R.	Front Cover
Realty Associates	606
Realty Company of America, The	590
Reis Co., John	603
Reliable Iron Works	600
Ritch, Wm. T.	612
Roman-Callman Co.	605
Ruland & Whiting-Benjamin	Front Cover
Runk, George S.	2d Cover
Ryan, George J.	2d Cover
Schindler & Liebler	2d Cover
Schwiebert, Henry	2d Cover
Scientific Lighting Fixture Co.	612
Scobie	2d Cover
Seaver & Co., Frank A.	603
Selkin, Alexander	600
Smith, Clarence B.	600
Spear & Co.	604
Spielman Electric Company	600
Steinmetz, John A.	2d Cover
Stine Screw Holes Co.	608
Staudinger & Reisberg	614
Straus, S. W., & Co.	598
Thompson Co., A. G.	602
Title Guarantee & Trust Co.	590
Tucker, Speyers & Co.	2d Cover
Tyng & Co., Stephen H., Jr.	590
Ullman	2d Cover
Union Stove Works	617
Uris Iron Works, Inc., Harris H.	614
Vogel & Rotkin	616
Walsh, Irving J.	2d Cover
Water Supervision Co.	612
Watson Elevator Co., Inc.	4th Cover
Wells Architectural Iron Co.	615
Wells Sons, James N.	2d Cover
Welsch, S., Sons	606
Westwood Realty Co.	603
White Const. Co., Inc., The	611
White & Sons, Wm. A.	590
Whiting & Co., Wm. H.	Front Cover
Winter, Benjamin	604
Wood-Dolson Co.	Front Cover
Zicha, A. R., Marble Co.	617

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

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

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

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



### To the REAL ESTATE OWNER

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

### To the BROKER

Protection in Placing Loans;  
Quick Service.

### To the INVESTOR

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

### New York Title and Mortgage Company

#### OFFICES:

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

Established 1887

### CHAS. S. KOHLER, Inc.

Real Estate  
Insurance

Broker and Manager of  
Estates

MAIN OFFICE:  
901 Columbus Ave.—Corner 104th St.  
BRANCH OFFICE:  
1428 St. Nicholas Ave.—Near 181st St.  
NEW YORK

### James S. Anderson & Co. REAL ESTATE

Management  
Leasing  
Rentals  
Insurance

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

Offices 291 Broadway  
(N. W. cor. Reade St.)  
Telephone: Worth 5608

James S. Anderson  
Henry N. Fernald, 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

### FOR SALE

136-138 West 22nd St., west of 6th Ave.  
41.6x98—Seven-Story and Basement

### Mercantile Loft Building

About six years old.

Electric elevator; all latest improvements.  
Rents, \$18,250. Price right.

### Brokers Protected

### DANIEL H. JACKSON

SUITE 910—135 BROADWAY  
Phone: Cortlandt 2207

### Specialists in Harlem and Colored Tenement Properties

### NAIL & PARKER REAL ESTATE

145 West 135th Street  
New York City

JOHN E. NAIL      Telephone { 7682  
HENRY C. PARKER      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

### FOR SALE

Plot in heart of Banking District.

FULL COMMISSION  
as per  
REAL ESTATE BOARD  
to brokers.

APPLY TO

### Alliance Realty Company

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

### 100 to 1

Certain situations in connec-  
tion with the handling of trust  
matters are met by us a hun-  
dred, perhaps a thousand, times  
more often than could possibly  
be the case with most individ-  
ual executors.

It is such wide, long, continuous  
and cumulative experience that makes  
our service so efficient and depend-  
able.

### TITLE GUARANTEE & TRUST CO

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

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

### The Realty Company of America

FRANKLIN PETTIT  
President

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

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

## Get Together on the Transit Problem

Job E. Hedges, receiver for the New York Railways Company, believes that if the people of this city emphatically demand it from the city officials and those in charge of the transit operations, a conference of all concerned will be held and a solution of traction problems in the metropolis be arrived at in the near future. As receiver, Mr. Hedges is in a position to know how great are the difficulties confronting the transit lines. He has an intimate acquaintance of the business administration of the affairs of the city as secretary to Mayor Strong and through his practice as a lawyer. He is thus especially qualified to judge the gravity of the situation and to weigh the question of the rights of the railways and of the people as represented by the city administration and to decide whether the differences between them can be adjusted. He says they can. He says the way to go about it is for the citizens to enforce upon both parties to the controversy a conference at which the matters at issue can be thrashed out. He has no doubt that if such a conference is held the whole transit problem can be worked out satisfactorily.

The Record and Guide has enough confidence in Mr. Hedges' opinion to believe that he has pointed out the way to restore to the people of this city the transportation facilities to which they are entitled—probably it is the only way—certainly it is worth trying. The Real Estate Board of New York and the Brooklyn Board of Real Estate Brokers have taken action demanding such a conference. Other organizations will do the city and the interests they represent a great favor if they enter their protest against the do-nothing policy and demand united and unselfish effort on the part of all the city and transit officials to adjust their differences.

Make the demand for a conference emphatic and make it unanimous!

## Talk Not Always Cheap

Mayor Hylan's salary of \$15,000, it now develops, does not represent all that official is costing the taxpayers of the city for the current year. Thanks to the Mayor's eagerness to make a political handle of the name of Rockefeller, the city treasury will be \$78,000 worse off annually than it was before Mr. Hylan became the city's chief executive.

For several years Mr. John D. Rockefeller has been paying taxes into the city treasury on an assessment of \$5,000,000 for personal property. His attorneys have been convinced that the city could not legally levy taxes on that amount of personal property belonging to the founder of the Standard Oil Company. But \$78,000 a year in additional taxes seems not to have been a very serious matter in Mr. Rockefeller's life and he continued to pay on the \$5,000,000 assessment.

When Mr. Hylan, as a candidate for Mayor and later as Mayor, aimed so many tirades in the general direction of Mr. Rockefeller, the Standard Oil magnate evidently decided that he would let the Hylan Administration spend only such part of his money as the law requires. At any rate, Mr. Rockefeller had his attorneys contest the \$5,000,000 assessment on personal property with the result that the Hylan Administration has been compelled to strike off from the tax list about \$3,000,000 of the assessment.

This means that the Hylan Administration will have to recoup this annual loss of \$78,000 from other taxpayers. As Mr. Hylan is due to remain in City Hall for some time yet, and as the tax rate is constantly increasing, it looks as if the various verbal barrages which His Honor has been directing at Mr. Rockefeller will cost the city treasury something like a quarter of a million dollars before the Mayor's term ends.

## High Cost of Wasting Water

The Department of Water Supply has inaugurated a campaign to reduce to a minimum the enormous waste of water caused by leaking fixtures and carelessness. Hundreds of millions of gallons of water are wasted annually, all of which can be saved by a little care and attention. The Department calls attention to the fact that half a million leaky fixtures are within buildings in New York City; that one hundred million gallons of water are lost every day because of leaky fixtures, and that forty thousand tons of coal are used every year to pump this wasted water.

It is incumbent on every citizen, and especially every property owner, to see that leaky faucets are repaired; that care is taken to turn off water when not in use and to stop the practice of using running water in place of ice in the summer, and of letting water run to prevent the pipes from freezing in the winter.

Wasting water is one way to increase taxes.

Under a resolution of the Legislature passed at the close of the last session, the Special Joint Committee on Taxation and Retrenchment made up of Frederick M. Davenport, chairman; Assemblyman Franklin W. Judson, vice-chairman; Senator John J. Boylan, Senator Peter A. Abelee, Assemblyman Joseph A. McGinnies and Assemblyman Edward J. Flynn, will hold conferences with local financial officials in different parts of the State during December. In an unusually large number of instances among the city governments new officials will take the place of the old on the first of January. It will naturally be some time after that before these new officials will have become familiarized with the difficulties and burdens which now beset local government, which is the chief object of the Committee's quest. In order to reach the out-going officials, whose information and experience will be of the greatest value to the Legislature,



many of these conferences in different parts of the State must be held in December.

The purpose is to find out what the Legislature can do

## Reader's Comment on Current Topics

Editor of the Record and Guide:

In an article by William Robertson, Real Estate Editor of the Cleveland Plain Dealer, much interesting information is given showing the advance made in Torrens titles in Ohio and indicates that loaning institutions there approve this simple and safe method of passing titles. Mr. Robertson says:

"Heretofore it has been generally believed by many that banks will not lend money on Torrensized titles. That Torrensized titles are good for loans in first-class financial institutions was made plain a few days ago when the Cleveland Automobile Co., owning a large expensive tract of land at London road and Euclid avenue, after several exchanges with the Nickel Plate railroad to aid its plant facilities, turned its realty into a holding company, and gave a mortgage to the First Savings & Trust Co., subsidiary to the First National Bank, for a large sum of money.

"You may be surprised to learn that even during the present increased activity in real estate and while the abstract offices are buried with orders which take six to eight weeks to complete, the owners of Torrensized titles have been able to complete their deals without delay.

"One can close a deal on Torrensized lands at the county recorder's office in about the same time it takes to order an abstract. There is no delay of six or eight weeks while the abstract is being made—no loss of sales caused by this delay—no loss of interest—no escrow fee—and almost no expense as the only charge is \$1.50 for a new certificate and but 25c. to register a new mortgage.

"The old system of records and abstracts seems to be breaking down under its own weight. The records are increasing so fast that the labor required to search a title is constantly more and more, the cost is necessarily constantly increasing and when a rush of business comes the old cumbersome machinery clogs and the wheels of progress almost stop.

to help in the matter of the present local burdens and difficulties, to determine just how far tax limitation is practicable or expedient, and similar questions of this character.

"In the Torrens system the state of Ohio, has provided a remedy for all this and after five years of use in Cuyahoga county the new system is rapidly making friends and the use of it is increasing.

"To place land under the new system application for registration is made to the land court and proceedings are had in the course of which all parties having any interest in the land are made parties as well as adjoining owners, the title is examined once for all by an official bonded county examiner of titles who reports to the court.

"When the decree of the court is entered the title is cleared from all clouds and defects and the title is registered in the owner subject to the valid and existing liens if any, the decree is sent to the county recorder in the form of a certificate of title, the owner gets a certified copy called the owners' duplicate certificate and he joins the ranks of satisfied owners of Torrens titles who are forever freed from the delay, danger and expense of the old system of records and abstracts.

"The first proceeding of original registration is the only part of the system which causes any delay and at present registration cases are going through the land court in less time than it takes to get an abstract. Once registered the Torrensized land can be dealt with almost as speedily as personal property. There is never any search of the title to be made as the title is always up to the minute on one page of one record in the recorder's office. An inspection of this shows almost at a glance the owner's name and address with name of husband or wife, description and map of the land and all living liens.

"Transfers can be made in a few minutes for \$1.50, and new mortgages entered for 25c.

JNO. J. HOPPER

Treasurer Torrens Title League.

Dec. 3, 1919.

## Court of Appeals Decides Question of Realty Men Drafting Papers

(Special to the Record and Guide)

Albany, Dec. 12.

**T**HE Court of Appeals this week handed down a decision reversing the judgment of the Appellate Division, Second Department, which affirmed a judgment of the Court of Special Sessions of the City of New York convicting the Title Guarantee & Trust Company of a violation of Section 280 of the Penal Law relating to the practice of law by corporations.

Chief Judge Hiscock wrote the opinion of the majority court in which he reviews the evidence given at the trial to prove a violation of the law mentioned by the defendant. He says in part:

"On the occasion of the commission of the alleged offense two detectives employed for that purpose visited the appellant's place of business in Brooklyn. Following directions given in answer to their inquiries they came to one of appellant's employes, to whom one of the detectives explained that he was selling a store to the other for a given sum of which part was to be paid in cash and that he desired a bill of sale and chattel mortgage to be drawn. He gave the appellant's employe, in response to his request therefor, a list of the merchandise which it was claimed was involved.

"This employe then passed the detectives to another employe, who took and filled out in pencil blank forms of a chattel mortgage and bill of sale which it does not appear were prepared by the appellant and gave them to a stenographer to be finally filled out. This stenographer returned them to this latter employe, who looked them over, placed a seal on them, enquired the rate of interest and stated that the date of execution which was left blank could be filled in when papers were executed. For thus preparing these papers

fees were charged and paid. There was evidence that on some subsequent occasion some employe of appellant prepared some other instrument of the same general kind as those involved in this proceeding."

After discussing the legislative intent in passing the law applicable to this case, the opinion holds that on the facts the corporation did not hold itself out to practice law within the meaning of Section 280 of the Penal Law, that considering section 270 of the Penal Code and said Section 280 "we do not think it would be a fair or reasonable interpretation to hold that it intended to prevent a corporation from drawing a simple bill of sale or chattel mortgage, which from a legal standpoint could have been drawn by any layman in the State. It was easy to cover and prohibit such transactions if so intended and we do not think that we should strain to discover such intention in the absence of some language clearly expressing it."

In other words, it is held that there is no law prohibiting a layman from drawing a simple instrument, such as a chattel mortgage, provided he gives no legal advice in connection therewith, and that the legislature did not intend to go any further respecting corporations. That the evidence here does not show the defendant gave any advice, but simply "filled out" the chattel mortgage.

A majority of the court, however, take the view that if a corporation should habitually engage in the preparation of such instruments as this and hold itself out as qualified to do so, it could be convicted of violating the law. Judge Andrews concurs with the Chief Judge. Judges Pound and Crane concur in result in separate memorandums. Dissenting, Judges Chase, Collin and Cardozo, the latter in memorandum.



# REAL ESTATE SECTION

## Call for Conference To Settle Traction Problems

Realty Boards of Manhattan and Brooklyn Request City Officials and Railway Men to End Intolerable Conditions

**J**OB E. HEDGES, receiver for the New York Railways Company, is confident that the transit problem can be worked out satisfactorily in the near future. Mr. Hedges formulated his views in an informal talk last week at a luncheon at the Uptown Club. He expressed himself as believing that the Board of Estimate would meet its obligations if the people of the city insist upon it.

Mr. Hedges said that somewhere around an eight-cent fare would make the street car lines solvent, but that the same rate must be given to all roads, including the subways and elevated lines. He said that if all factions were willing to come together in "some kind of a central corporation" he was sure that an amicable plan "fair to all" could be agreed upon.

The Transit Committee of the Real Estate Board of New York, of which Franklin Pettit is chairman, has issued the following statement relative to the transit situation:

"The Real Estate Board of New York has, up to this time, refrained from entering into the discussions which have been carried on in the public press concerning the transit situation, in the hope that the City Officials and the representatives of the various transit corporations, would get together and agree upon a fair and business-like plan for the solution of the problem.

"The subject has been buffeted about in the daily press by political, financial and mischievous interest at will, without anything to indicate, so far as the thinking public is concerned, that there is any likelihood of the various interests getting together with the serious intention of doing something for the benefit of the much-worried public.

"The public at large is represented by Mayor Hylan and the other members of the Board of Estimate, and, as a part of that public, the Real Estate Board of New York represents directly and through its agent members, a very important part of the public—the Real Estate interests—including thousands of home owners and owners of important commercial properties. The Board is therefore very seriously concerned with the matter of public convenience and facility and with the financial problems involved as vitally affecting the tax payer, who may be called upon to pay any deficit which may result from a further continuation of the present conditions concerning the subways, elevated roads, and surface roads.

"The Board feels that the first interest to be considered, is that of the traveling public, who, of necessity, depend each day upon these transit facilities to take them back and forth from their homes to their places of business. The integrity of the City is involved in connection with securities issued for moneys actually invested in the building, equipment and maintenance of the transit lines. A close study of the mass of securities involved, will disclose those deserving of protection.

"If it is found advisable to raise fares temporarily, upon an agreement to return to the old rate gradually, and as conditions warrant, it is believed the public will support any such increase. It is felt, however, that the time has arrived, when public interest demands that its representatives shall confer and negotiate with the representatives of all other interests involved, with a view to working out a fair and businesslike plan to prevent further disintegration of the transit system of the City.

"The Board appreciates the fact that the City officials must handle the financial problems involved with caution, so as to protect the City's financial interests, which are all-important to the taxpayers, and at the same time it feels that the traveling public and the investing public which has provided the money required to produce and maintain these properties must also be protected.

"All endeavors which have been made by Judge Mayer and others to enlighten the public as to the real conditions existing at this time, are fully appreciated, and the fact is now recognized, that the time has come for clear thinking and definite action. It would seem as though the suggestion of Mr. Garrison and Mr. Hedges that a conference with the Mayor and other members of the Board of Estimate, and Judge Mayer, be held, is most opportune, and it is hoped that a meeting at an early date will be the result."

The Brooklyn Board of Real Estate Brokers has also put itself on record as favoring a conference of city officials and traction companies to bring about relief from the intolerable conditions at present prevailing. At a meeting held December 9, the Board adopted the following resolution:

We request and urge that the Mayor of the City, members of the Board of Estimate, representatives of the Public Service Commission and the Receivers of the Railroad Companies, confer at as early a date as may be practicable, to the end that a solution of our transit problems may be found through organized effort and mutual concessions.

In our judgment immediate and temporary relief should be given the Railway Companies while complete investigation and consideration of the details of a permanent reorganization is being worked out, recognizing that such process will require a considerable time.

We favor in any temporary or permanent adjustment of the transit question a flat rate of fare for the entire city and we believe the business interests of the city and its citizens generally are willing to pay an increased fare in order that we may have adequate and unified transportation throughout all parts of the city.

Nothing is benefitted as much by good transportation as real estate, and nothing is injured more by poor transportation. It therefore becomes the duty of the Brooklyn Board of Real Estate Brokers not only to co-operate with the many taxpayers' associations and other organizations, but to take the front line trenches in an effort to stop the disorganization of our transit and to help start the reorganization and adjustment necessary to obtain even a fair degree of efficient and reasonable service. To that end it is well to approach this matter without prejudice and with the single purpose of obtaining adequate and proper service at a fair price.

The primitive bus service now in operation can only be tolerated as an emergency measure. Nevertheless, buses should not be permitted to make a single trip while there is a question concerning a proper compliance with every legal requirement, and especially adequate insurance to meet such claims as are likely to rise from the use of such service. As soon as the regular transportation lines are run in a way to meet requirements, it will naturally follow that the users of the bus service will abandon same for safer and more dependable means of travel. This Board, with its representation from all sections of the borough, is opposed to any plan that will help one section at the expense of another.



# Proposes that Building Managers Get After Profiteers

Only a Few Real Estate Owners Taking Advantage of Tenants — Trouble Laid to "Leasters"

**M**UNICIPAL COURT JUSTICE JOHN R. DAVIES urged upon the members of the Building Managers' and Owners' Association of New York on Tuesday night the necessity for freeing the real estate business from the influence of unscrupulous men who have been responsible for the great majority of the existing landlord-and-tenant controversies. Justice Davies said:

"You should cleanse your business of unscrupulous lessees, just as the Bar Association rids itself of undesirable members. Little trouble has been encountered in cases where owners have directly controlled their properties. The great majority of landlords has not been responsible for the creation of the present situation. On the contrary the average owner has shown a marked tendency to do the reasonable and fair thing. This is illustrated by the fact that in my district, the 7th Municipal District in Manhattan, which extends from 110th street to the end of the borough, out of nearly 12,000 landlord and tenant cases this year we have not had a dozen actual evictions."

Justice Davies went on to discuss the civil rights and remedies of landlords and tenants, especially explaining the practice of the court and outlining recent changes in the law on summary dispossession proceedings for evictions and the collection of rents. The confusion attendant upon the interpretation of the various landlord and tenant laws passed at the special session of the Legislature this year he contributed to their hasty preparation.

City Magistrate Morris Koenig explained the various criminal laws and codes affecting real estate ownership and occupancy. He discussed the obligations imposed upon landlords under the Labor Law, the Sanitary Code, the Tenement House law and other branches of City and State government having jurisdiction over real estate.

The Association adopted the resolution increasing the annual dues from \$25 to \$50. It was announced that a campaign would be instituted for increasing the associate membership, which pays ten dollars a year in dues. All owners of real estate in the city and others indirectly interested in the management of New York City real estate are eligible to membership in the associate class. In view of the recent change in the name of the association to the Building Managers' and Owners' Association of New York it is felt that membership in the organization should appeal to owners of real estate.

Justice Davies' contention that the lessees were largely responsible for the existing situation was borne out earlier in the week at the hearing of the General Welfare Committee of the Board of Aldermen relative to a proposed ordinance to license lessees of tenements and apartments. Nathan Hirsch, chairman of the Mayor's Committee on Rent Profiteering, and Leo Kenneth Mayer, as counsel, informed the Welfare Committee that from 80 to 90 per cent. of New York landlords are "all right and not indulging in profiteering."

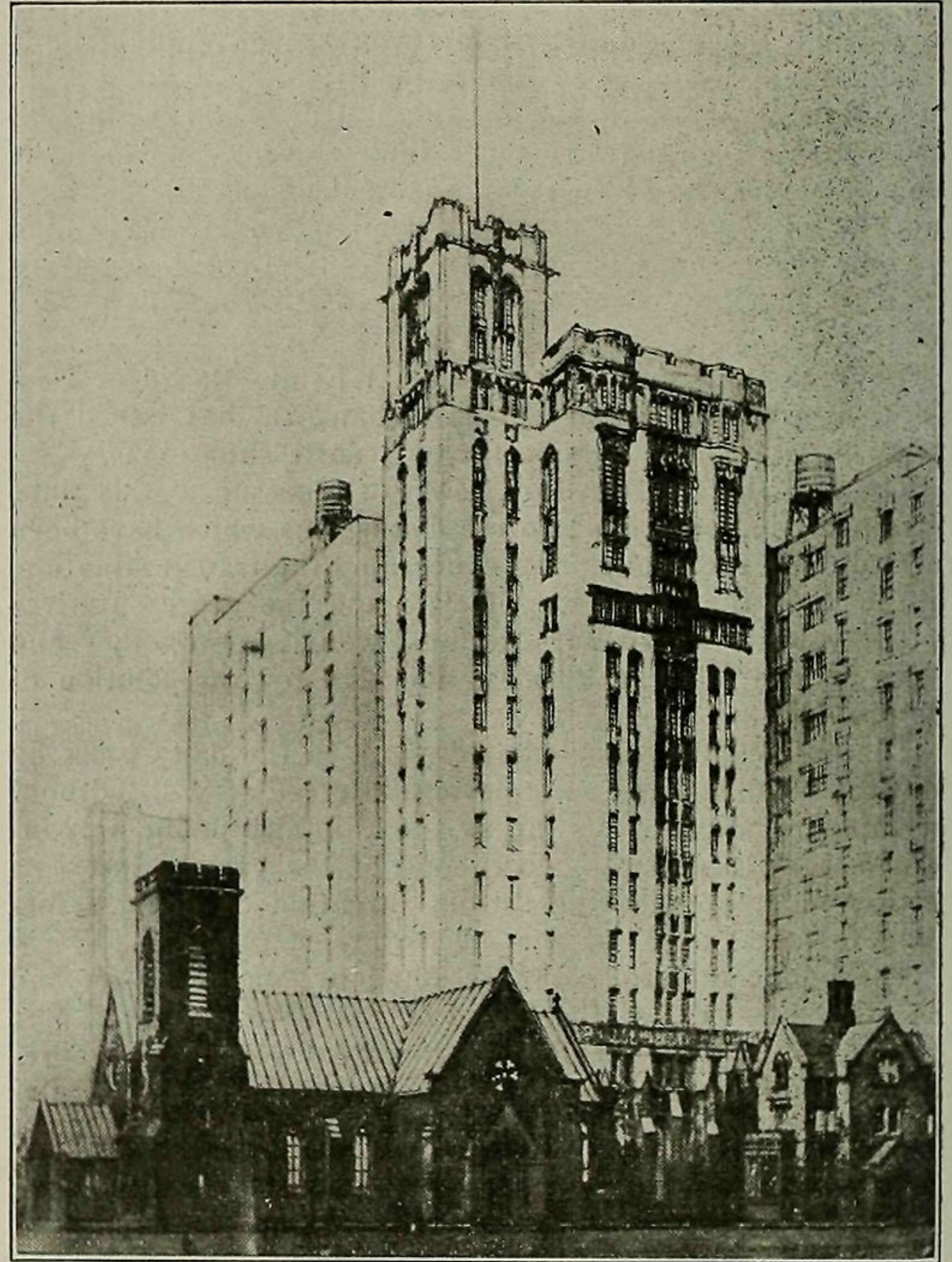
"The other 10 per cent.," Mr. Hirsch said, "are the lessees of tenements and apartments, and of these 6 per cent. are out-and-out profiteers. They are deliberately exploiting the tenants. All they want is a quick profit accompanied by a quick getaway. They are really against the Government and all for themselves."

Explaining his proposed ordinance, Alderman Palitz said it would require the lessees of a tenement or an apartment house to obtain a license from the Commissioner of Licenses. Before the license is issued the Commissioner of Health must

certify that the building is habitable. Licenses to permit lessees to take over dwelling places may be revoked for cause by the License Commissioner, after a hearing.

## Building for Community Center

Real estate men and property owners along Sixth avenue are interested in the announcement that a splendid new community center is to be erected by the Community Church on a plot at Twentieth street and Sixth avenue, adjoining the beautiful old Church of the Holy Communion at the northeast corner of these thoroughfares. The Rev. Henry Mottet,



Community Building—Alfred M. Githens, Architect.

rector of the Community Church, announced at a recent meeting of the Sixth Avenue Board of Trade that a total of \$512,000 had been raised for the carrying out of the building project, representing contributions from persons of all creeds.

Alfred M. Githens, architect, will draw plans for the building in which will be embodied the most modern details of construction. The structure will contain an auditorium, club rooms, swimming pool, reading room, rest room, restaurant and other features that will enable the Community Church to greatly increase its facilities for rendering community and social service work.

The Board of Estimate and Apportionment with the approval of the Board of Aldermen has provided in the 1920 Budget for positions at \$3,500 each for Official Examiners of Titles under the Torrens Registration law in the four counties of New York, Bronx, Kings and Queens.

In the tentative budget a similar place was included for Richmond County but for some reason at the last moment the Richmond County place was omitted.



# Real Estate Review for the Current Week

## Business Men, Buying for Occupancy, Stimulate Increased Demand Affecting Mid-Town and Downtown Holdings

**T**HE outstanding feature of the steadily growing real estate market was the extremely healthful tendency which manifested itself this week in the acquisition of properties by business men for occupancy. This trend which is removing from the market many properties which have speculative possibilities emphasizes the existing scarcity of business space.

The mid-town section contributed a number of transactions of this character. Properties on Fifth avenue, 41st street, Madison avenue, West 29th street and 34th street, passed into the possession of business men or organizations for their own use. Further down-town, transactions of a similar nature were closed on Maiden Lane, 10th, Warren and Prince streets. Evidence that builders are anticipating an active spring market is provided in the sales of the northwest corner of Madison avenue and 41st street, which will be improved with a 16-story loft and office building; the sale of a large

plot in West 38th street, which will furnish the site for a tall building to house cloak and suit manufacturers, and the sale of a row of garages in West 55th street, to be replaced with a tall, co-operative apartment house.

There continued to be an unusually large number of transactions closed by operators who did not confine their activities to any special section but figured in deals involving properties all the way from the Battery to Washington Heights. Among the better known buildings which passed into the hands of operators were the 20-story office building at 212 Fifth avenue, the 12-story banking building at 30 Pine street, the Thames Building at Thames and Greenwich streets and a number of valuable upper west side apartment houses. The operators are selling as fast as they are buying, in what one leading trader has declared to be the biggest real estate movement in the last decade and with every promise of becoming even more active.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported but not recorded in Manhattan this week was 130 as against 125 last week and 50 a year ago.

The number of sales south of 59th street was 44 as compared with 40 last week and 18 a year ago.

The number of sales north of 59th street was 86 as compared with 85 last week and 32 a year ago.

From the Bronx 71 sales at private contract were reported as against 60 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 606 of this issue.

#### \$2,250,000 Building Sold.

Benjamin Winter, who has made a number of large apartment house purchases during the past six months, has bought the 20-story office building at 212 Fifth avenue, valued at \$2,250,000. The structure was sold by the Fifth Avenue and Twenty-sixth Street Company, Henry Heine-mann, president, and returns an annual rental of approximately \$245,000. The building was put up on the old Martin restaurant site about five years ago by the Johnson-Kahn interests, who still retain an interest in the selling company. The building occupies the block front on the south side of 26th street between Fifth avenue and Broadway, and has a frontage of 56 feet on Fifth avenue, 60 feet on Broadway and 155 feet on the street. The property is leased to prominent tenants, including the Leggett & Meyer Tobacco Company and the Exchange Buffet, the leases expiring from February, 1921, to 1924. H. Moskowitz was the broker in the deal.

#### To Build in New District.

Harry B. Cutner sold to A. E. Lefcourt and Louis Hass for various owners ten 4-story dwellings, about 200x100, at 223 to 241 West 38th street as a site for a 12-story store and loft building. The Deleris Holding Company, Julius Mautner, sold 223 to 231; Alice H. Golding estate, James J. Etchingham, executor, 233 and 235, and the Leon and Esther Dryer, 237 to 241. The sale is interesting in conjunction with the announcement last week that a concerted movement to house the suit and cloak makers in the vicinity of 7th avenue was contemplated. The buyers of the 38th street site have commissioned G. & E. Blum to prepare designs for the new structure. The project, with the land, is estimated to cost about \$2,000,000.

#### Operators Re-Purchase 30 Pine St.

Harris & Maurice Mandelbaum & Fisher & Irving I. Lewine have repurchased from the Guaranty Trust Company, of New York, the 12-story fireproof banking building at 30-2 Pine street, the sale of which to the Guaranty Trust Company was reported last month. As a part of the consideration for the resale, the Guaranty Trust Company have retained for their own occupancy the banking quarters on the ground floor and basement and the seven upper floors and will occupy the premises May 1, 1920. This building was erected by the Keane Van Cortlandt & Co. Realty Company, now Kean, Taylor & Co., and was sold by them to Harris & Maurice Mandelbaum & Fisher & Irving I. Lewine in October of this year, who resold it to the Guaranty Trust Company in November and have now repurchased it. Brown, Wheelock Company, Inc.,

were the brokers in all three sales. The attorneys were Eisman, Lee, Corn & Lewine and Stetson, Jennings & Russell.

#### Plan Sixteen-Story Building.

As a site for a 16-story office building in which it will occupy several floors, the Fred F. French Company, architects, engineers and builders, purchased the northwest corner of Madison avenue and Forty-first street, opposite its present home at 299 Madison avenue. The property, which was acquired from the estate of Charles H. Senff, measures 50 feet on the avenue and 75 feet on the street. The company reports that the entire operation will involve about \$2,500,000. Lawrence, Blake & Jewell were the brokers. It is expected that the building will be ready by next autumn. Negotiations are pending for the leasing of ground floor and other space by a trust company.

#### Fifth Avenue Dwelling Purchase.

John J. and Theodore A. Kavanagh sold for the Park Realty Company, Maximilian Morgenthau, president, to a client of Harrington, Big-ham & Englar, 969 Fifth avenue, southeast corner 78th street, a 6-story dwelling, on lot 100x25.8. The property was held at \$350,000. After extensive improvements, the buyer will occupy. The sellers acquired the property in exchange for the Hotel Leonori, at 63d street and Madison avenue, about a year ago.

#### Apartment to Replace Garages.

Walter Russell has bought four 3-story garages at 139-145 West 55th street as a site for a 15-story co-operative apartment house. The sellers were the Barney Estate Company. The property covers a plot 100x100 near Seventh avenue. Fred T. Ley & Co. have been engaged to erect the proposed structure and the entire project will represent an outlay of more than \$1,000,000. Mr. Russell is building a similar structure at 110 West 55th street, to be known as Holbrook Hall. The latter structure will be occupied exclusively by actors.

#### Continued Maiden Lane Buying.

Charles F. Noyes Company has resold for Donald Scott to Smith & Nichols, 121 Maiden Lane through to Fletcher street, a 6-story loft building occupied for the past eight years by the tenants and covering a lot about 24x85. This is the fourth sale of the same property made by the Charles F. Noyes Company. Smith & Nichols are buying the property on a cash basis and have purchased so as to secure a permanent business home. The sale is also of particular interest as it emphasizes the great demand for property on Maiden Lane.

#### Jeweler Buys on Fifth Avenue.

The 6-story building 605 Fifth avenue, on a lot 25x100, near 49th street, has been sold by J. Frederick Kernochan, as executor of the estate of Mary S. Kernochan, to Fredericks, the jeweler, who plans at the expiration of present leases to alter the building and occupy the store and part of the upper portion of the building. The property was altered from a residence a few years ago and has been held at \$500,000. The new owner is now at 547 Fifth avenue. Thomas J. O'Reilly and the Ogden & Clarkson Company were the brokers in the sale.

#### New Charles & Co. Warehouse.

Charles & Co. purchased from the Manhattan Storage & Warehouse Company, the 4-story warehouse structure, 50x98.9, at 106 and 108 East

41st street, located 130 feet east of Park avenue and abutting the Architects' Building at Park avenue and 40th street. The reported purchase price is \$200,000. After alterations are completed, Charles & Co. will use the warehouse to assemble and deliver orders, and thus relieve the congestion at their stores, which occupy eight lots at the southeast corner of Madison avenue and 43d street. The company also owns and occupies warehouses in East 43d and 48th streets.

#### Antique Dealers Purchase Realty.

Schmitt Bros., dealers in antique furniture at 343 and 345 Madison avenue, have purchased the old dwellings at 523 and 525 Madison avenue as a site for a new building for their exclusive occupancy. Their old home, 2 4-story buildings, formerly dwellings, has been secured under a long lease by Acker, Merrall & Condit, who will erect a building for the accommodating of their long-established branch at 135 to 139 West 42d street, which property has been secured for twenty-one years from October 1 next by the United Cigar Stores Company. The property purchased by Schmitt Bros. adjoins three dwellings forming the southeast corner of 54th street, recently sold by Dr. Duncan L. Bulkeley to Weymar H. Wyatt, who plans to erect a 15-story apartment hotel.

#### Old-Time Operator Active.

Charles Berlin has sold to Jacob I. Berman, old-time operator, the 6-story elevator apartment house at the southeast corner of Broadway and 163d street, known as Rosbert Hall, on a plot 100x100.11, for the Tomahawk Realty Company, Elizabeth Hafner, president, who was represented by Abraham Landau, attorney. The structure contains thirty-nine suites and eight stores and returns an annual rental of about \$42,000. It has been held at \$325,000. Mr. Berlin also sold for Samuel D. Mooney to the 171st Street Company, representing out-of-town investors, the 3 5-story new-law apartments, each 44x95, at 504, 506 and 508 West 171st street, known as the Rosemary, Leonore and St. Cecilia, respectively, held at \$60,000 each and renting for \$10,000; also for Mrs. Rose Solomon the 5-story walk-up apartment at 556 West 160th street, 37.6x100, adjoining Broadway, held at \$55,000, to a client of Abraham Landau.

#### Broadway Lofts Sold.

The Rowantree-Schley Company sold for the American Express Company, Inc., the 6-story, basement and sub-basement building at 365-367 Broadway, northwest corner of Franklin street, and extending back to Franklin place, on plot 50x150, to the newly formed 365-367 Broadway Corporation, Hyman Sonn, president. The property had not been transferred for over fifty years, and was held at \$400,000. The store, basement and sub-basement are under long-term lease to the Holtz & Freystedt Restaurant and Wine Company, who in turn lease the corner store to French, Shriner & Urner. Possession of the entire lofts can be had next February.

#### Arthur Brisbane Adds to Realty.

Pease & Elliman have sold for Mrs. J. J. White, of Washington, D. C., 103 East 57th street, on lot 17.6x80.5, and also for Henry B. Anderson, 105 East 57th street, adjoining, which is also 17.6x80.5. The purchaser is Arthur Brisbane who has made other recent purchases in 57th street, and now has a plot 35x80.5, beginning only 17.6 east of the corner of Park



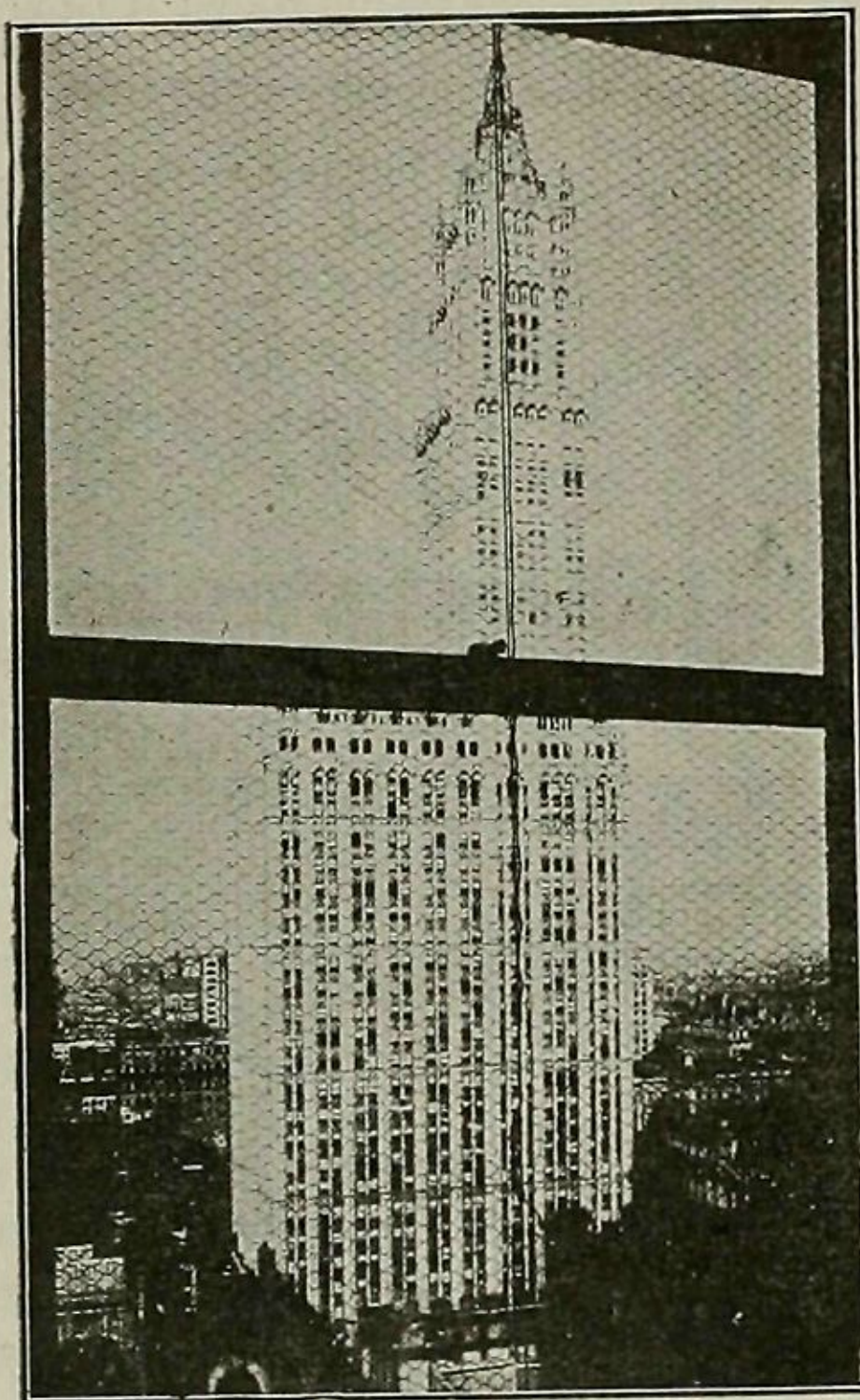
# MONEY TO LOAN

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

avenue and 57th street. This is one of the few Park avenue corners which can be used for business purposes, practically all of Park avenue being restricted for dwelling purposes. Mr. Brisbane also bought for a residence, from John I. Downey, through Douglas L. Elliman & Co., the 4-sty house at 43 East 57th street, on lot 21x100, held at \$125,000.

#### Continued Stone Street Buying.

Norman S. Riesenfeld has bought the 2 4-sty buildings at 11 and 13 Stone street through William A. White & Sons from the Hopson estate. They are on the north side of the block and adjoin the Produce Exchange. The property covers a site of 4,000 square feet in the heart of the steamship and exporting district, which is expanding rapidly through the district south of Beaver street. The seller has owned the property for many years. Mr. Resenfeld also bought through Robert Lee Morrell, the 4-sty buildings, on lot 25x72, at 226 Front street.

#### New Home for Navy Club.

The Navy Club, Herbert Satterlee, president, now at 509 Fifth avenue, purchased from Mrs. O. H. P. Belmont 11 and 13 East 41st street for the future club-house of the enlisted men in the United States Navy. It is a 5-sty structure, 44x100.5, between Fifth and Madison avenues, and will be remodeled from plans by Arthur Jackson. It was occupied for several years as the headquarters of the Woman's Suffrage party.

#### Tenants Buy Bancroft Bldg.

Schwalbach & Raphael, Inc., tenants of the Bancroft Building at 3-7 West 29th street, are the buyers of the structure. This property was sold by the owner, Edward Van Ingen, through the 210 West Fifty-fifth Street Company. The Horace S. Ely Company was associated with the Mandelbaum & Lewine group as brokers. Merrill, Rogers & Terry were attorneys for the owner and Bloomberg & Bloomberg for the purchasers. The buyers are engaged in the cotton goods business.

#### M. Kaufman Active in Market.

Michael Kaufman bought from Benjamin Winter, through Nathan Wilson, the 12-sty apartment house and 7-sty annex at the northeast corner of Madison avenue and 30th street. The property has a frontage of 96 feet on the avenue and 150 feet on the street, contains forty-one duplex apartments of three to ten rooms, shows a yearly rent roll of \$75,000. The new owner will alter the building, which adjoins the Madison Avenue Baptist Church. Mr. Kaufman also purchased from Katz & Auerbach, through M. Rosenthal & Bros., the 7-sty store and loft building, 60x75 at 131 to 135 Prince street, renting for \$24,000; and from Beatrice Well, through Herbert Unger, the southeast corner of Kelley street and 165th street, a 6-sty walk-up apartment house, 50x100, renting for \$15,000. To Wolter & Eiche, Mr. Kaufman sold the 8-sty loft building, 48x84, at 65 Fourth avenue, renting for \$30,000; through I. Rubin, 1030 Bryant avenue, a 5-sty apartment house, 50x100, renting for \$13,000; to Louis Sanberg, and to Ida Klein, through A. Sadov, 1024 Bryant avenue, a 5-sty 50 foot apartment house, renting for \$13,000.

#### Prince Street Receivers' Sale.

E. H. Ludlow and Axel E. Olsen sold for the receivers of the Atlantic Dock Company to the Marjohn Realty Company, the 7-sty store and loft building, 40x71.10, at 143 and 145 Prince street, northeast corner of West Broadway. The property was later re-sold, through Arthur Cutler & Co., and Harry B. Cutner to the Manport Realty Company, I. Portman, president.

#### New York Church Headquarters.

Charles Wynne and Louis H. Low and L. & A. Pincus sold 107 East 34th street, adjoining the northeast corner of Park avenue, a 5-sty building, on lot 21x98.9. The purchaser is the Board of Missioners of the Reformed Church of the United States with headquarters in Philadelphia, and the above premises, after alteration, will be used as the New York headquarters. Folsom Bros., Inc., were the brokers.

#### Galewski Buys Westdale.

Charles Galewski purchased from Leon A. Baum, the Westdale apartment house, a 6-sty elevator structure, at 602-604 West 139th street, adjoining the corner of Broadway, on plot 75x100. It was held at \$200,000 and brings in a rental of \$25,000 per annum. John J. Smith was the broker in the transaction.

#### Close Deal Over Long Distance.

Frederick Brown purchased 106 Chambers street, a 5-sty loft building, adjoining the corner of Church street, on a plot 25x75, from the C. B. L. Realty Company, which has held it since 1880. The deal was arranged by telephone with Pasadena, Cal. The property was held at \$90,000. Possession will be had next year. Harold L. Lewis was the broker.

#### Elberon Hall Resold.

I. B. Wakeman resold for the Manow Realty Company, Elberon Hall, a 9-sty apartment house, on plot 55.6x100, adjoining the south corner of

## 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



99th street. The property was held at \$185,000, and returns an annual rental of about \$25,000. The seller acquired the house through the same broker last May. Wakeman also sold for a client, the Hanover Building at 130-132 Pearl street, an 8-sty business structure, on plot 36.3x112, running through to Water street. The structure rents for about \$25,000, and was held at \$260,000.

**Four Bronx Corners Sold.**

Richard H. Scobie sold for William M. Moore the 6-sty apartment 2505 University avenue, northwest corner of 190th street, 76.6x105, having accommodations for thirty-six families and showing an annual rental of about \$23,000. It was held at \$165,000. The same broker resold for the estate of John Randles the 5-sty apartment, 667 East 164th street, northwest corner of Trinity avenue, 50x100, accommodating twenty families, renting for about \$10,000 and held at \$65,000; sold for John Smith the 5-sty apartment 735 East 166th street, northwest corner of Forest avenue, 42.6x86, with three stores and fifteen families; resold for William Reilly the 5-sty apartment, 656 East 176th street, southeast corner of Belmont avenue, 38x100, accommodating twenty families. They were all cash transactions. Mr. Scobie has sold for a client 375 East 161st street, a 3-sty 2-family house, with store.

**Shenk in More Deals.**

Joseph Shenk sold to a client of B. Harris the 2 5-sty apartments at the southwest corner of Wadsworth avenue and 177th street, 100x100, containing forty-five suites, renting for \$23,000 and held at \$200,000; also sold to a client of B. Harris, 1060 Sheridan avenue, a 5-sty walk-up apartment, 80x100, with forty-five suites, held at \$150,000. Mr. Shenk bought from a client of George Finkelstein, the 6-sty elevator apartment at 601 West 156th street, northwest corner of Broadway, on plot 168x134x100, with forty-six suites and two stores, renting for \$48,000 and held at \$450,000; purchased from a client of L. F. Hall, the 8-sty elevator apartment at 544 West 157th street, 75x100, with thirty-two suites, renting for \$27,000 and held at \$300,000; also from a client of Rosenfeld & Son, the 5-sty apartment, 102x74xirregular at the corner of the Concourse and 16th street, held at \$200,000 and renting for \$22,000.

**Lexington Theatre Sold.**

Rogers, Sterry Company bought from Lexington Theatre Corporation, George D. Gundy, vice-president, through George L. O'Hare, the Lexington Theatre, at 569 Lexington avenue. The building, four stories high, fronts 50 feet in

Lexington avenue and 220 feet in East 51st street, with a south line of 320 feet and an east line of 100.5 feet.

**Subway Station Influences Purchase.**

Pease & Elliman sold for Harry Aronson to the No. 539 Madison Avenue Company, represented by Stoddard & Mark, the 2 4-sty business buildings, 40x105, at 711 and 713 Lexington avenue. The purchase was influenced by the fact that at Lexington avenue and 59th street will be a joint station of the Interborough and Brooklyn Rapid Transit Companies.

**Placid Hall Resold.**

William S. Baker and Bernard London sold for Annie Marder, to Federman & Bernstein, Placid Hall, at the southeast corner of Riverside drive and 151st street, a 6-sty elevator apartment house, accommodating forty-three families, on a plot 103x153xirregular. The property was held at \$385,000.

**Mid-Town Lofts Bought.**

Morgenstern Bros. Syndicate purchased from the Rande Realty Company, I. Randolph Jacobs, president, the 12-sty building at 130-132 West 29th street, 40x100. The buyers recently acquired a similar property at 120-130 West 27th street, 100x100. Heil & Stern were the brokers.

**Drive Apartment Deals.**

Axelrad Mortgage Company, Peter Axelrad, president, sold for Mendel Presberger to J. Milder the 9-sty apartment at 611 West 158th street, northeast corner of Riverside Drive, 75x115. William S. Baker and Bernard London sold for Annie Marder, to Federman & Bernstein the southeast corner of Riverside Drive and 151st street, a 6-sty apartment, 103x153xirregular.

**Hewlett Bay Park Development.**

Pease & Elliman sold for the R. L. Burton Trust a tract of land consisting of about 120 acres, at Woodmere, L. I., lying between the Rockaway Hunting Club golf grounds and Hewlett Bay Park, and bounded on the north by the estates of James A. McCrea, Frederick H. Hatch, James Timpson, and Edward L. Smith, and on the south by Woodmere Bay. The property has been subdivided into plots from one acre up to about nine acres by Charles W. Leavitt, the landscape architect, and the property will be offered for sale subject to certain restrictions which are appropriate for the development of a high class residential property. The purchasers are the Browers Point, Inc., and the stockholders of this company are members of the Rockaway

Hunting Club, including Sheppard G. Schermerhorn, Augustine J. Smith, W. R. K. Taylor, George F. Hurd, and Lawrence B. Elliman. The property was held at about \$1,000,000.

**Buyer for Thames Building.**

Cammann, Voorhees & Floyd sold for J. Frederick Menke, the Thames Building, a 7-sty office building at the northeast corner of Thames and Greenwich streets, fronting 56.10 on Greenwich street and 74 on Thames street. The purchaser is the Broadway-John Street Corporation, Elias A. Cohen, president.

**First Sale in 95 Years.**

Charles B. Walker sold for Horace S. Ely & Co., agents, the 5-sty building, 15 Warren street, to the Greenfield Tap and Die Corporation of Massachusetts. The purchaser will occupy the building after extensive alterations. This is the first transfer of this property in nearly a century; the Gibert family having purchased it from Trinity in 1824.

**Ennis & Sinnott in Eight Deals.**

John R. Davidson resold for Ennis & Sinnott eight houses, corner of Alexander avenue and 140th street, recently acquired from the Baird estate, for occupancy as follows: 302 Alexander avenue to Dr. Nelson A. Crow, 304 to K. L. Knapp, 306 to Mrs. James T. Haddock, 308 to Mrs. Coombs, 310 to H. E. Glenn, 312 to Dr. J. V. Andrews, 335 East 140th street to W. J. Pierce and 337 to Miss Margaret Wright.

**Greenville Hall Resold.**

The Benenson Realty Company resold to Joseph Shenk Greenville Hall, a 6-sty elevator structure at the northeast corner of Broadway and 212th street, facing Isham Park, having a frontage of 118 feet on Broadway and 198 feet on the street. The building accommodates eighty-four families, who pay an annual rental of \$50,000. The selling company acquired the property about three weeks ago from the 5,000 Broadway Company, Inc., Frederick Eisle, president.

**Bryan Estate Liquidating.**

Norman Denzer has sold the following properties for the Bryan estate: With Lawrence Morgan, Inc., 330 West 40th street, a 5-sty flat, 25x100; 128 West 67th street, a 5-sty flat, 25x100, which the buyer will remodel; 547 West 30th street, a 5-sty flat, 25x80, and the 20-family flat, 33x100, at 228 East 96th street. Mr. Denzer will retain the management of the 50th, 67th and 96th street houses.

ELEVATOR  
REPAIRS

Φ

Supplies  
Armature  
Winding  
Motors  
Repaired  
Rented  
Exchanged

ACME

---

SERVICE

AT ALL HOURS.

- Day -  
Telephone  
Franklin  
4765  
4766

ACME

Service at  
all hours

SERVICE

ACME SERVICE CORPORATION  
ELEVATOR REPAIRS AND SUPPLIES  
246 CANAL ST., NEW YORK

CORPORATION

- Night -  
Sundays  
& Holidays  
Wadsworth  
5359  
5522

Scientific Up-keep of Electrical Equipment under yearly contract



# It Is Good Judgment to Start Building Now

IT is our opinion that a new price level has been established by economic conditions created by the world war and that building costs have been stabilized at a point below which they are not likely to fall for many years.

In view of this fact and the imperative need of buildings for housing, commerce and industry, we urge those who have deferred construction in the hope of lower prices to go ahead. The somewhat higher cost of building will be more than offset by increased rentals, assuring a safe, profitable investment.

We are confident of the future prosperity of this country and are demonstrating it every day, as we have done in the past thirty-seven years, by assisting in financing the construction of well-located hotel, apartment, industrial, mercantile, office and warehouse buildings, where the margin of security is ample for safety and the earnings sufficient to meet principal and interest payments. We make no loans in amounts less than \$500,000.

Write for our booklet explaining the *Straus Plan* of financing real estate improvements. It will interest you.

**S.W. STRAUS & CO.**  
ESTABLISHED 1882 INCORPORATED

150 Broadway, New York

CHICAGO DETROIT MINNEAPOLIS  
SAN FRANCISCO

37 Years Without Loss to  
Any Investor

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

## The Warramaugh Sold.

Byrne & Bowman sold to D. H. Jackson for John P. Flannery the Warramaugh, 629 West 115th street, an 8-sty fireproof apartment house, 50x100, between Broadway and Riverside Drive. The property was acquired by the seller through the same brokers on October 15.

## Historic Site Resold.

Charles F. Noyes Company sold to the C. & M. Envelope Company, 63-67 Prince street, 268-276 Lafayette street and 107-111 Crosby street, four buildings, 12,000 square feet, one of which is the original residence of James Monroe, fifth President of the United States. The buyers will immediately begin the erection of a 12-sty building, to be used in part for their own business. The sellers bought the property at the auction stand of Bryan L. Kennelly on November 13. The new building will be placed in the hands of the Noyes company for management.

## Hillcrest Apartment Sold.

Harry Goodstein has purchased from Major Arthur S. Luria of Montclair, N. J., the Hillcrest apartment house, a 7-sty elevator structure, on a plot 100x100, at 430 West 116th street, adjoining the southeast corner of Amsterdam avenue, overlooking Columbia College grounds. The building was erected by Major Luria from plans by Neville & Bagge. It yields a yearly rental of \$40,000. Mr. Goodstein also purchased from Major Luria an adjoining lot, 25x100, on which he plans to erect a nine story studio apartment house. Harry Lilly was the broker. Columbia College has recently purchased a number of apartment properties in this vicinity.

## Resell Harlem Corner.

The Security Bank Building, northeast corner of Lexington avenue and 125th street, has been resold by Charles Wynne and Louis H. Low to Thomas J. Bannon. The property covers a plot 50x100 and rents for about \$35,000. The sellers acquired the building two weeks ago from the Weiss-Lemline Holding Company.

## Manport Co. Still Buying.

H. M. Weill Company in conjunction with the John P. Peel Company sold to the Manport Realty Company, 10 West 18th street, a 9-sty loft building, renting for about \$30,000 and held at \$175,000.

## Benenson Company Active.

The Benenson Realty Company reports the purchase of the Turin, a 12-sty structure at the northwest corner of 93d street and Central Park West, sold recently by Slawson & Hobbs as brokers. The company also purchased Grayton Court, an 11-sty apartment, 125x100, at the southeast corner of Riverside Drive and 141st street, also 817 Cauldwell avenue, the Bronx, a 5-sty flat, 50x130, and 1301 Wilkins avenue, the Bronx, a 5-sty flat, 43x118. It sold 2776 and 2770 Decatur avenue, two dwellings, and 345 East 151st street, a 5-sty flat, 50x132.

## Blyn Co. Is Buyer.

H. M. Weill Company sold for the Powers estate to the I. Blyn Shoe Company, 161 West 34th street, a 5-sty building, 25x144.8x152.1x26.2, who, after extensive alterations, will occupy the premises. The balance of the block square is owned by R. H. Macy & Co. interests, William H. Hussy and M. C. & L. Ernst. The property was held at about \$200,000.

## Manhattan.

### South of 59th Street.

BROAD ST.—The Broadway-John Street Corporation, Elias H. Cohen, president, bought from Frieda Rinckof the northeast corner of Broad and South William sts, a 5-sty building, 30x74x irregular, the key to a plot 175x200, available for improvement at this corner. The buyer announces that the construction of a 20-sty office building at this point is under consideration. George Wilson and I. Kidansky were the brokers. The holding price is reported at \$250,000.

ELDRIDGE ST.—George G. Hallock, Jr., sold for Mrs. Elfrida C. Boschen to Gordon & Weissberg the 5-sty tenement 84 Eldridge st, 25x87.6.

FRANKLIN ST.—Geo. R. Read & Co. sold for the estate of J. W. Dimick the 6-sty loft 185 Franklin st, 20x70, to Frederick Brown.

FRONT ST.—Arthur C. Sheridan sold for Robert Lee Morrell the 4-sty building, 25x72, at 226 Front st, to Norman S. Riesenfeld.

FULTON ST.—Cammann, Voorhees & Floyd sold for the Fulton Chambers Co., 102 and 104 Fulton st, a 7-sty office building, 50x80, to Katherine M. Walters.

GREENWICH ST., ETC.—Frederick Brown purchased from B. V. Raymond, through Arthur F. du Cret the 5-sty building at 273 Greenwich st, 33x56x irregular; also from Joseph M. O'Brien through I. B. Wakeman the 4-sty building at 213 Washington st, 26x80.

HUDSON ST.—Frederick Brown bought from the Wilson estate the Ross building, a 7-sty loft, occupying the entire square block bounded by Hudson, Bank, Greenwich and Bethune sts, facing Abingdon square. The structure

occupies six lofts and contains a total area of 110,000 sq ft. W. J. Huston & Son were the brokers.

MAIDEN LA.—Charles F. Noyes Co. resold for Donald Scott to Smith & Nichols, 121 Maiden lane, through to Fletcher st, a 6-sty loft, 24x 85. This is the fourth sale of the same property made by the Noyes company.

RENWICK ST.—H. M. Weill Co. sold to William Lynn 24 and 26 Renwick st, two 5-sty tenements, 40x100.

WARREN ST.—Charles B. Walker and Horace S. Ely & Co. sold for the Gilbert heirs to the Greenfield Tap and Die Corporation 15 Warren st. The sellers acquired the property in 1824 from Trinity Church Corporation.

WASHINGTON ST.—Cruikshank Company and Cammann, Voorhees & Floyd sold for the Edgar estate 71 Washington st, a 3-sty tenement, 20x68.

WASHINGTON ST.—William H. Whiting & Co. and Walter F. Sherwood sold for Grace M. Lane the 4-sty building at 258½ Washington st.

WASHINGTON SQUARE NORTH.—Douglas L. Elliman sold for Mrs. Marmaduke Tilden to David Rumsey the 4-sty dwelling and garage at 2 Washington Square North, 27.8x166.7, through to Washington Mews. The fee to the land is owned by the Sailors' Snug Harbor and was held at \$35,000. The buyer is the present tenant.

WATER ST.—W. E. Dean & Co. resold for Frank P. Wood Company the 4-sty building, 28.4x55.8, at 44 Water st.

WEST HOUSTON ST.—Simon Myers and David Lion purchased the 4-sty loft 32 West Houston st, 20x83, through John Fink.

WHITE ST.—Charles F. Noyes Co. sold for Mary R. Bristol the 6-sty loft, 20x100, at 125 White st, to Harry Miller.

8TH ST.—Albert B. Ashforth, Inc., sold for Arba D. Faxon 111 East 8th st, a 4-sty dwelling, 20x98.9, to Beverley R. Robinson, the present tenant.

15TH ST.—E. Sharum purchased from the 804 West 180 st Co. the 12-sty loft, 50x100 at 30 and 32 West 15th st.

17TH ST.—Frederick Brown purchased from Michael Wielandt 12 West 17th st, a 12-sty loft, 30x92 through Charles J. F. Bohlen.

22ND ST.—John Peters sold for Edward Gunninger 413 and 415 East 22nd st, two 4-sty tenements, 47x98.9.

24TH ST.—Joseph P. Day sold 206 to 214 East 24th st, a 1-sty brick garage, 123x98.9, for the Chelsea Realty Co. to E. B. Lewis, president of the J. M. Horton Ice Cream Co., which has a large plant opposite.

24th ST.—Manport Realty Company, I. Portman, president, bought from Edmund S. Coffin through the Henry H. Weill Company the 11-sty loft at 49 and 51 West 24th st, 45x 98.9, in which the leases on five lofts expire next February, and on the remaining lofts in 1921. The company resold the three 5-sty apartments at the southeast corner of Post av and 204th st to S. Wilson through the Nehring Company, Jules Nehring, president.

32D ST.—L. & A. Pincus and Joseph L. Graf sold to Charles H. Goldstein the 4-sty business building, 21x100, at 130 West 32d st, through S. Bernstein and Charles Meyers.

33RD ST.—H. M. Weill Co. sold to Dr. A. C. Wolmark 168 East 33rd st, a 5-sty loft 25x 100.

36TH ST.—Frederick Fox & Co. sold to the State & Realty Company, Frederick G. Gilsey president, for Mrs. Annie M. Reilly, the two old 3-sty dwellings, 38.6x98.9, at 246 and 248 West 36th st.

40TH ST.—Sidney L. Warsawer sold for the estate of Anna M. Klinger the 5-sty apartment 350 West 41st st, 16.8x98.9.

49TH ST.—Estey Organ Co. bought the building which it occupies at 11 West 49th st, a 4-sty building, 27x100, Columbia College leasehold, from the H. B. Real Estate Corporation.

51ST ST.—L. J. Phillips & Co. and J. B. English sold 235 West 51st st, a 3-sty building, 20x100.5 for the Bliss estate.

51ST ST.—Pease & Elliman sold for Mrs. Edith W. Provost to John Hadgis the 4-sty dwelling, 21x100, at 58 West 51st st, Columbia College leasehold.

58TH ST.—L. J. Phillips & Co. sold for the estate of Kate C. Ryan, 419 East 58th st, a 4-sty flat, 20x100.8.

LEXINGTON AV.—E. A. Turner, Brown, Whelock Company and the Brooklyn Trust Company sold for the estate of John Vanderbilt 114 and 116 Lexington av, between 27th and 28th sts. The property measures 40x77. The former was bought by M. L. Weis and the latter by D. Wortman, both for business purposes.

LEXINGTON AV.—Maurice Wertheim sold for Jennie Bidulph, Wellington Germond and Mary Palmer the 4-sty building at 421 Lexington av, 19x90, to I. H. Kempner and Edward Baer. This property is part of the old Guilford farm and is the first sale of this property in forty-five years. The same broker resold the property to Mrs. Margaret Currier.



**LEXINGTON AV.**—Horace S. Ely & Co. and John V. Graham sold for the estate of James Lawrence McKeever 164 Lexington av, a 4-sty building 19.9x80.

**MADISON AV.**—Charles F. Noyes Co. sold for Helen L. Phelps Stokes to Frederick Brown 230 Madison av, a 5-sty house, at the southwest corner of 37th st, 27.8x95. The property cost the seller \$274,000, and is leased to one tenant subject to the right of cancellation on October 1, 1920. It is stated that the house has been subleased for about \$30,000 per annum, and is subleased in unfurnished apartments. The property is opposite the home of J. P. Morgan, and other prominent people who live nearby include Charles Lanier, Mrs. W. Pierson Hamilton, Herbert L. Satterlee, Charles A. Peabody, George F. Baker and Mrs. Helen H. Jenkins. In 1906 the late Anson Phelps Stokes spent \$79,000 in making extensive changes and improvements.

**5th AV.**—Horace S. Ely & Co. sold for Louisa K. Boulton the 4-sty dwelling, 40 5th av, 24.9x100, near Tenth st, to a client, who will use and occupy. The property adjoins the Church of the Ascension.

**AMSTERDAM AV.**—Ennis & Sinnott resold the 4-sty flat, 17x81, at 309 Amsterdam av. to William H. Moeller, through Leonard Morgan Co., Inc.

**AMSTERDAM AV.**—J. Edgar Leaycraft & Co. sold for A. Fei to the Ratnow Realty Company 1504 and 1506 Amsterdam av, a 6-sty apartment, 40x100.

**AUDUBON AV.**—John J. Hopper sold to Marie Leschnik 105 Audubon av, a 5-sty apartment, 75x95, through the Alpereau Corp.

**AUDUBON AV.**—Isaac Lowenfeld and William Prager purchased from Eugenie Frering 403 Audubon av, a 5-sty apartment, 53x95, through

**BENNETT AV.**—Joseph G. Abramson purchased from Max Marks 50x100 on the east side of Bennett av, 125 ft north of 191st st, through H. L. Sonand.

**BROADWAY.**—Benenson Realty Co. resold to Joseph Shenk the 6-sty apartment at 5000 Broadway, northeast corner of 212th st, 118x198; also through Leitner, Brener & Starr 536 West 113th st, 8-sty apartment house, 75x100.

**BROADWAY.**—Charles Berlin sold the 6-sty apartment, 100x100.11, at the southeast corner of Broadway and 163d st, to Jacob L. Berman, lawyer. The building was erected by the Tama-hawk Realty Co, from designs by Rouse & Goldstone.

**CENTRAL PARK WEST.**—Manborro Realty Corp., Hans P. Freece, director, resold Elberon Hall, a 9-sty apartment, 55.6x100, at 385 to 389

**MADISON AV.**—Jedidah Edmond sold to the Tivoli Laundry Company 2101 Madison av, northeast corner of 132d st, a 3-sty building, 19.11x80.

**MADISON AV.**—Goodwin & Goodwin and Kurz & Uren sold for Lucy Webber Jordan to Nathan Himovitch the 3-sty dwelling at 1,671 Madison av, 18x100.

**MORNINGSIDE AV.**—W. W. Chisholm sold for Simmon Friedlander 67 Morningside av., southeast corner of 121st st., a 5-sty apartment, 34.11x100.

**PARK AV. ETC.**—Mark Rafalsky & Co. and L. J. Carpenter sold for the Rhode Island Trust Co. the 4-sty dwelling, 20x70, at 1,034 Park av, also 76 East 86th st, abutting a 4-sty dwelling 18.9x100. Both houses were sold to the tenants.

**RIVERSIDE DR.**—Bernard London sold for Louis Israelson to Morris Polsky the Rochelle, a 6-sty apartment, 101x148, at the southeast corner of Riverside Drive and 149th st.

**ST. NICHOLAS AV.**—Wm. A. White & Sons and Peter Gilsey & Co, sold for the estate of James Russell, 380 St. Nicholas av, a dwelling and garage, 19x125.

**ST. NICHOLAS AV.**—Axelrad Mortgage Co., Peter Axelrad, president, sold for Herman Feldstein to Joseph Goldstein the 6-sty apartment at 1223 St. Nicholas av, 75x100.

**WADSWORTH AV.**—Nehring Bros. resold for Joseph G. Abramson through the Murray & Hill Co., 382 to 390 Wadsworth av, at the junction of St. Nicholas av, a 6-sty apartment, 130x100.

**WADSWORTH AV.**—Horace S. Ely & Co. sold for John E. Hagemeyer et al, 145 Wadsworth av, 37.6x100, a 5-sty apartment.

**5TH AV.**—Kutz & Watkins sold for the Morris estate the two 5-sty buildings at 2205 and 2207 5th av, to the Feinstein Realty Co.

**North of 59th Street.**

**96TH ST.**—Daniel H. Jackson bought from Joseph S. Ward 320 West 96th st, a 6-sty apartment, 41x100, through L. J. Phillips & Co.; also sold to Edward J. McAndrews and Thomas F. Shorten 752 West End av, a 5-sty apartment, 41x10.

**62D ST.**—Mrs. Anne De W. Dominick sold to William Turnbull, the tenant, the 3-sty dwelling at 156 East 62d st, 20x100.5.

**64TH ST.**—Douglas L. Elliman & Co. sold for the Schwartz estate 165 East 64th st, a 3-sty dwelling, 20x102.2.

**71ST ST.**—L. J. Phillips & Co. sold for Mrs. Helen Downes to Mrs. Madeline Lueckel 37 West 71st st., a 4-sty. dwelling, 19x102.2.



# The pursuit of EFFICIENCY

**T**HAT 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

## 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.

### TO BROKERS

We have for sale numerous APARTMENT HOUSES in all sections of Brooklyn showing good results. Secure our lists. **BROKERS PROTECTED.**

We are at all times in the market for Apartment Houses. Quick decision given all offerings. Flatbush and Park Slope section preferred.

### BERKSHIRE REALTY CO., Inc.

44 Court St., Brooklyn

Suite 711

Phone: Main 5736

### IMMEDIATE POSSESSION

Of 4,000 Square Feet, at

**240 EAST 23d STREET**,  
BETWEEN 2D and 3D AVES.

—now a private dwelling. Convertible for business purposes, at a nominal cost.

### BARGAIN PRICE

MANNING-BERNHARD  
REALTY & CONSTRUCTION CO.

233 Broadway

Phone: Barclay 6487

## 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



# Block Front

ON  
BROADWAY

Subway Corner, Below 100th Street.  
Rental, \$215,000; Net Income, \$80,000 Year.  
Highest Class Fireproof Apartments  
Exceptional Value  
Equity, \$700,000 over first mortgages.

**ALEXANDER SELKIN**  
882 PROSPECT AVENUE

## ALBERT E. KELLY

Successor to  
Frederick A. Booth

Real Estate and Insurance

SPECIALIST IN THE MANAGEMENT  
OF PROPERTIES

41 UNION SQUARE  
NEW YORK

Tel. Stuyvesant 1125

Telephone—Bedford 661      Established 1890  
Member Brooklyn Board Real Estate Brokers

## CLARENCE B. SMITH

Real Estate Agent

Appraiser for  
State of New York      City of New York  
Long Island Railroad

1424 FULTON STREET  
AT BROOKLYN AVENUE  
BROOKLYN, N. Y.

## Real Estate Experts

**DUROSS**  
155 WEST      14TH ST.  
Management—Sales—Collections  
Mortgages—Appraisals—Insurance  
Down Town Office, 156 Broadway

Established 1879

**WILLIAM G. MORRISEY**  
REAL ESTATE  
BROKER      APPRAISER  
189 MONTAGUE STREET  
Telephone 5856 MAIN  
5857

79TH ST.—Elgar & Feinberg and L. E. Schlechter sold for the Ankro Realty Co., Morton Stein, treasurer, to the Romer Realty Co., Louis Schlechter, president, 157 West 79th st, a 12-sty apartment, 63x100, with a rent roll of about \$65,000.

86TH ST.—Pease & Elliman sold for J. J. Lazeroe, 72 East 86th st, a 4-sty dwelling 20x 65x102.2.

89TH ST.—Emanuel A. Stern bought 72 West 89th st, a 5-sty apartment, 36.4x100.8; also, 25 West 123d st, a 5-sty apartment, 34.9x100.11.

90TH ST.—Daniel Casey, Jr., purchased the 5-sty apartment house 121 West 90th st, 32.6x 100.3, from Minnie C. Maynicke through Daniel Casey.

93D ST.—J. Edgar Leaycraft & Co. sold for the Randolph estate the 5-sty flat 156 East 93d st.

93D ST.—L. J. Phillips & Co. sold for C. H. Kelsey, as administrator of the estate of Mary G. Pickney, to A. E. Marsh the 6-story apartment at 10 and 12 West 93d st, 50x100.8.

95TH ST.—James H. Cruikshank purchased from John F. Makley, executor, 122 West 95th st, a 3-sty dwelling, 20.8x100, through O. G. Manss.

97TH ST.—Edward C. H. Vogler sold for Mrs. Elizabeth K. Upham to Mrs. S. Norma Winch the 4-sty dwelling, 36 West 97th st, 18x100.11.

107TH ST.—The Capital Holding Co., Isadore B. Geller, president, purchased from I. Cohen the 6-sty apartment, 8 East 107th st, 42x100, through Harris & Meitzer.

109TH ST.—Edward N. Crosby & Co. resold for the Systel Holding Co., 73 East 109th st, a 5-sty flat, 34.9x100.11.

112TH ST.—John Fennell has sold 176 East 112th st, a 5-sty dwelling, 19.6x100.11.

112TH ST.—Ernest N. Adler sold for Morris Schneider to the M. Lowy Realty Corporation, 68 East 112th st, a 5-sty tenement, 26.3x100.11.

114TH ST.—Slawson & Hobbs sold for Wright D. Goss to the Phi Sigma Delta Fraternity, Inc., 548 West 114th st, a 5-sty dwelling, 20x 55x100.

115TH ST.—Byrne & Bowman resold for John P. Flannery to D. H. Jackson 629 West 115th st, an 8-sty apartment, 50x100.

115TH ST.—Nehring Brothers sold for the estate of Henry Feldman to Ennis & Sinnott 408 to 412 West 115th st, three 5-sty apartments, 100x100, adjoining Columbia University.

116TH ST.—Samuel Goldsenson sold for the G. B. D. Realty Corporation, the 5-sty tenement, 20x100, at 56 East 116th st.

117TH ST.—Mrs. Sadie Isear sold to Oscar Sweet the 5-sty flat, 25x100.11, at 21 East 117th st.  
Charles Furthman.

120TH ST.—Samuel Krulewicz bought from the K. T. B. Realty Corporation the 3-sty dwelling, 20x100, at 109 West 20th st.

121ST ST.—M. Schlossheimer sold for Martin D. Cohen and Charles W. Marks, executors, to Moses Baumgarten the 5-sty tenement at 239 East 121st st, 25x100.11.

121ST ST.—Joseph Burgheimer sold through Nathan Lieberman 75 East 121st st, a 4-sty building, 20x100.11.

123D ST.—Emanuel A. Stern bought 225 West 123d st, a 5-sty flat, 34.9x100.

123D ST.—D. H. Scully & Co. sold for James L. Van Sant the 3-sty dwelling, 215 West 123d st, 15.9x100.

127TH ST.—Shaw & Co. sold for Herbert W. Moloney to the Reyvan Realty Company, Inc., 219 West 127th st, a 3-sty dwelling, 15x100.

130TH ST.—B. W. Smith, Inc., sold for Robert Quinn 115 West 130th st, a 3-sty dwelling, 17.6x100.

135TH ST.—R. S. Morgan Realty Company sold for Francis R. Schell 220 West 135th st, a 3-sty dwelling, 16.8x99.11.

136TH ST.—Morris Cohen and John Morrissy sold through H. Weisstock the 5-sty apartment 626 West 136th st, 43x100, to the Arrad Realty Co.

136TH ST.—B. Schmukler purchased from L. Sinsheimer the 6-sty flat at 506 West 136th st, 37.6x100. Mr. Schmukler and I. Burstein purchased from Arthur Richman the similar house at 508.

139TH ST.—F. Howell sold for Margaret C. Westcott, administratrix for George R. Cannon, to Harriet Beaver Cooper the 3-sty dwelling, 229 West 139th st, 18.2x99.11.

139TH ST.—Charles Galewski purchased from Leon A. Baum the 6-sty apartment at 602 and 604 West 139th st, 75x100, through John J. Smith.

144th ST.—The 6-sty apartment at 510 West 144th st, 100x100, has been bought by Edwin Bendheim and David H. Van Damm.

145TH ST.—W. J. Huston & Son sold for J. Romaine Brown 304 West 145th st, a 5-sty apartment 25.8x99.11.

149TH ST.—Harris & Maurice Mandelbaum and Fisher, Irving & Hiram S. Lewine purchased the 6-sty apartment at 460 to 466 West 149th st, 74x100, through Manuel Goldenberg.

156TH ST.—Charles E. Cathie sold for Adolph G. Seiler the 4-sty flat at 550 West 156th st., 17x100, to Miss Maude G. Jones.

160TH ST.—Charles Berlin sold for Rose Solomon to a client of Samuel D. Mooney, No. 556 West 160th st, a 5-sty apartment, 37.6x100.

171ST ST.—Charles Berlin sold for Abraham Landau the three 5-sty apartments, each 44x 100 at 504 to 508 West 171st st, to a newly formed realty company.

188TH ST.—Kurz & Uren sold for Mrs. Richard Webber 546 West 188th st, a 4-sty 2-family dwelling, 16.8x94.10, to Thomas Steinberg.

### Bronx.

BECK ST.—Maurice Kastriner sold to Mayer Schwartz the 5-sty apartment at 897 Beck st.

BECK ST.—Harry Cahn and Philip Wattenberg purchased 835 Peck st, 5-sty apartment, 50x 100, through Steinman & Steinman.

BONNER PL, ETC.—Stebbins Realty and Construction Co. purchased 281 to 285 Bonner pl, two 4-sty double flats, 67x75, through Joseph Herzog and Schwab & Co.; also sold 756 East 138th st, 18x100, a 3-sty brick dwelling, to Peter A. Corbett through Samuel Cowen.

BOSTON RD.—Lebertan Corporation bought from Harris Mandelbaum & Fischer Lewine 1051 Boston rd, a 6-sty apartment, 72x111x irreg., through W. N. Harte.

BOSTON RD.—Joseph G. Abramson sold to Benjamin Ring the northwest corner of Boston rd and 168th st, a 6-sty apartment, with eight stores, 135x137, through David Paris and David Elson.

BOSTON RD.—Samuel Cowen sold to the Bakers' Union of the Bronx the 2-sty loft at 1347 and 1349 Boston rd.

BOSTON RD.—Ernest T. Bower sold for the Jacob Doff estate the 1-sty taxpayer, 50x130, at 1311 and 1313 Boston rd.

DAWSON ST.—Max Cohen sold 673 Dawson st, a 6-sty flat, 26x110x irreg., through Henry J. Krinsky.

BRONX ST.—Cruikshank Co. sold for Mrs. Josephine A. Bertin to Samuel Shapiro 2052 Bronx st, old buildings, 100x90, extending to the Bronx River.

FAILE ST.—Vogel & Schultz sold through Mitchel Smoloroff the three 5-sty apartments, 47.9x100, at 941 to 949 Faile st.

FORDHAM RD.—Simrud Holding Co., Rudolph Simon, president, purchased the southeast corner of Fordham rd and Walton av, 130x75, for improvement with a 1-sty building; also the plot 175x80, in the west side of the Concourse, south of 188th, for similar improvement.

HOME ST.—Joseph G. Abramson sold to Isaac Schwartz, through A. F. Silverstone, attorney, the 5-sty apartment, 45x104, at 975 Home st. Steinmann & Steinmann were the brokers.

JENNINGS ST.—Farmers' Loan & Trust Co., trustee, sold to Max Klein, 826 Jennings st, a 2-sty dwelling, 22.6x78, through J. Clarence Davies.

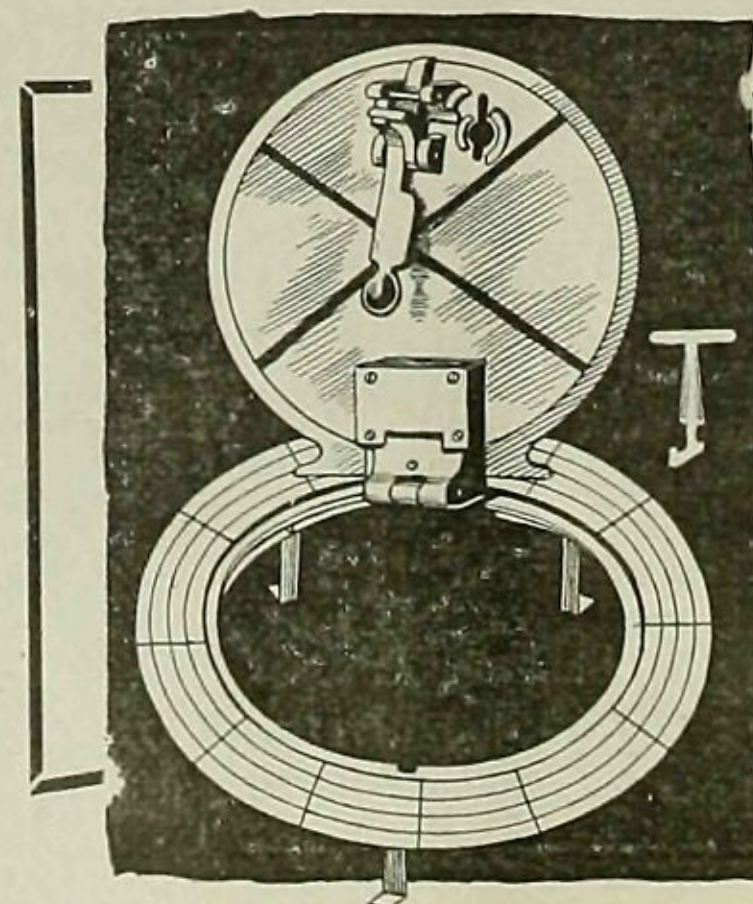


Reg. U. S. Pat. Off.  
CONNECTICUT

TELEPHONES, ANNUNCIATORS  
and Electrical Specialties

Expert co-operation and service extended architects and contractors in planning and handling all phases of interior telephone installations.

**SPIELMAN**  
ELECTRIC COMPANY  
1931 Broadway      New York City  
Telephone: Columbus 4147



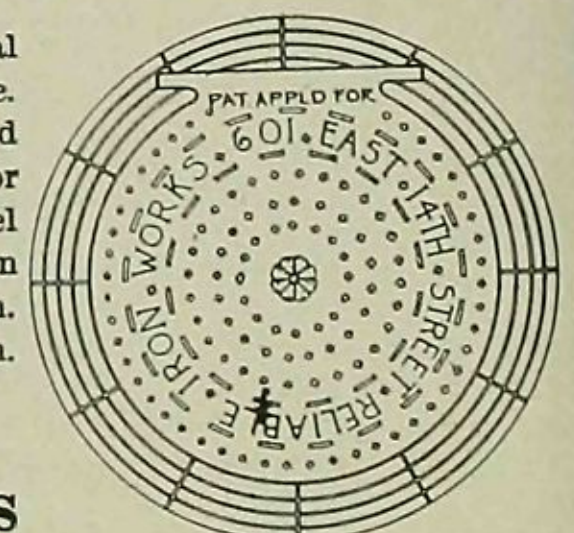
## The Safe Coal Hole Cover

Here is a newly invented practical coal hole cover with a brass lock and hinge. Unlike all other covers, it can be opened only by key. The lock cannot rust or get out of order. Investigate this novel idea—it will save you money. Iron work for buildings of every description. No job too small for our attention.

Call Stuyvesant 1011  
for particulars.

**Reliable Iron Works**

601 E. 14th St.      New York



Pat. Aug. 5, 1919



**KELLY ST.**—Michael Kaufman resold to Bernhard D. Goldstein and A. Midonic the 5-sty apartment, 83x105, at 908 Kelly st, southeast corner of Intervale av, through A. Swee.

**MINFORD PL.**—Kurz & Uren, Inc., sold for the Estates Realty Co. 1445 Minford pl, a 4-sty apartment, 25.9x100.

**MT. HOPE PL.**—Clement H. Smith sold for Charles H. Bull the 3-sty dwelling, 18.6x75, at 204 Mt. Hope pl.

**TIFFANY ST.**—Benenson Realty Co. purchased from the Allessor Corporation the 6-sty apartment at the southeast corner of Tiffany and 163d sts, 108x100, renting for about \$35,000 per annum through Greenfeld & Saffir.

**TIFFANY ST., ETC.**—Richard Dickson sold for Charles E. Lee dwelling, 25x100, at 1066 Tiffany st; for John J. Lenahan, the 3-sty building, 25x42, at 450 168th st, and for Smith Williamson, the 3-sty building, 25x39, at 1465 Brook av.

**136TH ST.**—Otterbourg, Steindler & Houston sold through Julius Trattner, two 4-sty triple flats, 619 and 621 East 136th st, 50x100.

**149TH ST, ETC.**—Harry Aronson sold through Warren & Skillin the 4-sty building at the northeast corner of 149th st and Courtlandt av, 55x100, to Henry R. C. Watson. In part payment was given 1946 Amsterdam av, a 6-sty apartment, 47x125; and 151 East 38th st, a 3-sty garage, 25x100.

**158TH ST.**—William H. Melich, Inc., and Julius Trattner sold for John Sommer, 404 East 158th st, a 5-sty apartment, 50x100.

**152D ST.**—D. A. Trotta sold for Mary Jepson 292 East 152d st, a 2-sty private dwelling, on lot 25x117.

**162D ST.**—J. Clarence Davies sold for Anna Epstein 873 East 162d st, a 5-sty apartment, 40x100.

**163D ST.**—Leon G. Losere sold to J. Pfeffer for the Riley estate, the 5-sty flat, 50x100, at 96 West 163d st.

**164TH ST.**—Clement H. Smith sold for a Mr. Napoli the 5-sty apartment, 40x101, at 496 East 164th st.

**164TH ST.**—Robert W. Thompson sold to Philip Wattenberg, through Leitner, Brener & Starr, 3-fam. dwelling, 25.8x irreg., at 884 East 164th st.

**165TH ST.**—Cahn & Pittman purchased from the United Odd Fellows' Home and Association 3-sty dwelling at 697 East 165th st, 16.8x71, through Samuel Singer.

**176TH ST.**—Schwab & Co. sold for Lowenfeld & Prager a 5-sty apartment, 70x98x irreg, at 273 East 176th st, northwest corner of Anthony av.

**176TH ST.**—William J. Gabel sold for Lina

McInnes, of Baltimore, to Salvatore Marino the 3-sty house 817 East 176th st, on plot 50x100.

**182D ST.**—Joseph Herzog resold for Wilbarch Realty Co. to Jacob Cohen, 5-sty apartment, 50x100, at 743 East 182d st.

**183D ST.**—Clement H. Smith sold for a Mr. Ross two 2-sty 2-fam. dwellings, 35x105.5, at 501 and 503 East 183d st.

**205TH ST.**—Joseph Stein and Louis Conopolsky sold for Zera Seilnacht four 3-family houses, 203 to 209 East 205th st, to Eugene Zelter and A. Ruben.

**209TH ST.**—Arelen Realty Corporation sold to E. Shoemaker, through William E. Boyland, 395 East 209th st, a 5-sty apartment.

**223D ST.**—J. Clarence Davies sold to Nicola D'Agostino 763 and 767 East 223d st, 2-fam. frame houses, each on a lot 25x100.

**230TH ST.**—D. A. Trotta and Hugo Wabst sold for Sarah A. Sutter the 2-sty dwelling, 25x114, at 766 East 230th st.

**ALEXANDER AV.**—Ennis & Sinnott purchased from the Bair estate eight dwellings, 100x100x irreg., at the northwest corner of Alexander av and East 140th st, through John R. Davidson.

**BATHGATE AV.**—Cahn & Pittman purchased from Louis Ebling Brewing Co. the 5-sty apartment southeast corner Bathgate av and 183d st, 55x91, through Walter McLaughlin.

**BRIGGS AV.**—William H. Mehlich, Inc., and Murray & Hill sold for Franz and Maria Schuetz 2595 Briggs av, a 5-sty apartment, 40x100.

**CRESTON AV.**—Alexander Selkin and David Mintz resold 2633 Creston av, 2637 Creston av, 60, 66 and 69 East Kingsbridge road, five 3-sty dwellings, through McLernon Bros.

**CRESTON AV.**—Alexander Selkin and David Mintz resold 1461 Creston av, a 3-sty dwelling, 50x108; also 2635 Creston av, 3-sty dwelling, 25x111.

**CROTONA AV.**—Bartels & Waxman sold for Heller & Sussman the 5-sty apartment at 2158 Crotona av, and for A. Grumbieger the 2-fam. building corner of 179th st and Crotona av.

**CROTONA AV.**—J. Clarence Davies sold for Sadie Goldbaum 2319 Crotona av, a 4-sty flat, on plot 37.6x80.

**CRUGER AV.**—Arthur J. Sessa sold for the Manhattan and Bronx Co. the 2-fam. house, 25x100, at 1727 Cruger av.

**DALY AV.**—George J. McCaffrey, Jr., sold for Ellen McGrath 2064 Daly av, a 4-sty apartment, 37.6x89.

**HUNTS POINT AV.**—William Cannon sold for the Viva Realty Co. 860 Hunts Point av, a 5-sty apartment, 41x130.

**INTERVALE AV.**—Nehring Bros. sold for Robertson & Gammie to Joseph G. Abrahamson the two 5-sty flats, 85x121, at 1343 to 1347 Intervale av.

**INTERVALE AV.**—Samuel Cowen sold the two 3-fam. dwellings 1076 and 1078 Intervale av, 42x100, to a Mr. Ginsburg.

**JACKSON AV, ETC.**—Nicholas Lopard sold for Philip H. Hoffman the 3-sty house at 1114 Jackson av to I. D. Korodsky; also for Mrs. Barbara Strouse 2-sty house at 905 Jackson av to Hermina Levy.

**LAFONTAINE AV.**—William Liss, Inc., sold the two apartments, each 37.6x100, at 2025 to 2029 Lafontaine av for Edward Brill to Sommerstein Brothers.

**LIND AV.**—D. A. Trotta sold for Helen R. Viele 1132 Lind av, a 2-sty dwelling, 25.7x162x irreg.

**LONGWOOD AV.**—R. L. S. Realty Co. sold to Phillip Wattenberg through Leitner, Brener & Starr 871 Longwood av, a 5-sty flat, 40x107.

**MAPES AV.**—Julius Trattner sold for E. Maran to a Mr. Fine the 5-sty apartment 1971 Mapes av, 45x100; also for Nicola Agostino to Messrs. Roestacher, the flat 437 East 147th st, 48x100.

**MAPES AV.**—Ely Maran resold 1971 Mapes av, a 5-sty apartment, 45x100.

**MARION AV.**—Ely Maran and Irving I. Lewine bought through Sharrott & Thom the 5-sty apartment, 50x100, at the southwest corner of Marion av and 198th st.

**MATILDA AV.**—Wilbur L. Varian and Morton M. Green sold 4565 to 4569 Matilda av, three dwellings, to Alfred J. Bechtel.

**OGDEN AV, ETC.**—H. L. Phelps sold for Abraham Levison to a Mr. Brunner the 5-sty apartment at 1207 Ogden av, 27x95; also sold for E. David 2609 Bainbridge av, a 5-sty apartment, 40x85; also for a Mrs. Olz the 2-fam. house 2575 Marion av, 25x78, and for a Mrs. Kakowski the four dwellings at 218 to 224 East 201st st.

**PARK AV.**—Nicholas Lopard sold for Mrs. Gertrude Thorner the 3-sty house at 3106 Park av to Theodore Egay & Brothers.

**PERRY AV.**—Schwab & Co. sold for John P. Binzen and others a 2-fam. dwelling, 25x100, at 3184 Perry av.

**PERRY AV.**—Morton M. Green sold for John Kenny to Mrs. H. Sturz a dwelling at 3348 Perry av.

**PROSPECT AV.**—Julius Bachrach sold for the Edcele Realty Co. the 5-sty apartment, 38x100, at 618 and 620 Prospect av to the No. 69 West Houston Street Realty Co.

# 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



## BROKERS LOUIS GOLD

44 Court St., Brooklyn, N. Y.

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

OR

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

## FACTORY BUILDINGS

of

REINFORCED CONCRETE

and

MILL CONSTRUCTION

Anywhere in

GREATER NEW YORK

Phone Main 7050 for Appointment

## FREDERICK BROWN

### Real Estate Operator

217 BROADWAY

Telephone Barclay 4932

## 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

## Moses & Moses

### HARLEM AND COLORED TENEMENT PROPERTIES

ALSO

### CITY AND SUBURBAN REAL ESTATE

409 Lenox Avenue

Telephone Morn. 3191

PROSPECT AV.—Cahn & Pittman sold to George Kean 2016 Prospect av, southeast corner 179th st, apartment, 40x75, through F. William Sohns.

RYER AV.—Frederick Oppenheimer and Edward Polak sold for the Acre Realty Co., Inc., the 3-sty dwelling, 18.6x103, at 2098 Ryer av.

RYER AV.—Cohn & Glauber sold to the Acre Realty Co., through Frederick Oppenheimer, 2-fam. dwelling, 18x104, at 2096 Ryer av.

ST. ANNS AV.—Meister Builders, Inc., purchased the 5-sty apartment, 37.6x100, at 366 St. Ann's av, corner St. Mary's Park.

SHERMAN AV.—Schwab & Co. sold for Mandelbaum & Levine the 5-sty apartment 967 Sherman av, 45x100.

STEBBINS AV.—Alexander Selkin sold for the J. and L. Realty Co., represented by Jacobs & Livingston, 941 Stebbins av, northwest corner 163d st, a 5-sty apartment, 66.63x104.7x irreg.

TINTON AV.—Alexander Selkin and David Mintz and A. Weiss sold for Franklin Trust Co. dwelling at 987 Tinton av, 25x170.

TINTON AV.—Samuel Cowen sold the southwest corner of Tinton av and 106th st, three 5-sty buildings.

TRINITY AV.—Eugene J. Busher sold for the Robert Realty Co., George Davis, president, apartment at 987 Trinity av, 50x100, to Aaron Futterman.

UNION AV.—Charles A. Weber sold for the estate of Marie Reider, 854 and 856 Union av, a 5-sty apartment, 50x110, to Charles Hensle.

UNIVERSITY AV.—Charles S. Kohler (Inc.) sold for Charles H. J. Dilg to a client for investment 1421 University av, southeast corner of 171st st, 5-sty new-law walk-up apartment, built on plot 50x100, renting for \$13,000 and held at \$90,000.

UNIVERSITY AV.—Sager & Shapiro and Raymond Rubin purchased from Charles Shannon 1978 University av, a 5-sty apartment, 43x131, through E. Osborne Smith.

VYSE AV.—M. Klukowstein bought from a Mrs. Meuer two 5-sty apartments, 25x100 each, at 1481 and 1483 Vyse av.

UNIVERSITY AV., ETC.—Richard H. Scobie sold for William M. Moore the 6-sty apartment at 2505 University av, northwest corner of 190th st, 76.6x105; resold for estate of John Randles the 5-sty apartment at 667 East 164th st, northwest corner Trinity av, 50x100; sold for John Smith, the 5-sty apartment at 735 East 166th st, northwest corner of Forest av, 42.6x86; resold for William Reilly, the 5-sty apartment at 856 East 176th st., southeast corner of Belmont av, 38x100, and sold 375 East 161st st, a 3-sty, 2-family house.

WALTON AV.—Irving Judius purchased through S. Osgood Pell & Co. three 2-family dwellings, each 20x100, at 1054 to 1058 Walton av.

WASHINGTON AV.—Dormond Realty Co. sold through John Finck 1376 to 1382 Washington av, two 5-sty apartments, 50x110 each.

WASHINGTON AV.—Joseph G. Abramson purchased from Paul Swed, through O'Reilly & Dahn and S. Rosen, the 5-sty apartment, 40x140, at 1647 Washington av.

WASHINGTON AV.—Benenson Realty Co. sold to Bernhard D. Goldstein and A. Midonic, through A. Swee, 7-sty apartment, 82x91, at the southeast corner of Washington av and 178th st.

WEBSTER AV.—Schwab & Co. sold for Christian Vette a 5-sty apartment, 40x100, at 1275 Webster av.

WESTCHESTER AV.—Julius Trattner sold for Mrs. Caroline Brown to B. Kauffman the 4-sty flat at 752 Westchester av, 25x115x irreg.

WHITLOCK AV.—Harry Cahn and Philip Wattenberg sold 860 Whitlock av, 5-sty apartment, 39x90, through Karl M. Goldner.

### Brooklyn.

CLINTON ST.—John R. Davidson, in conjunction with James H. Gilvary sold for the Westbrook Realty Co. the two 5-sty apartment houses 323-325 Clinton st to an investor.

EMERSON PL.—Master Builders, Inc., sold to H. Greenberg, 132 Emerson pl, a 4-sty apartment house, 25x100.

GRAND ST., ETC.—Realty Associates sold to Harry Rubin, through J. Heilbron, 585-587 Grand st, two 3-sty brick buildings; also sold to K. Petrazzolo, 350 Degraw st, a 2-sty house; to J. Crystal, 64 Clymer st, a 3-sty flat and to Knight Chevalier, 459 Quincy st, a 2-sty frame dwelling.

PARK PL.—Charles Partridge sold for John Kops the two 4-sty apartment houses at 497 and 499 Park pl.

QUINCY ST, ETC.—James R. Ross Co. sold the 4-sty apartment house at 327 Quincy st; also the dwelling at 451 Macon st; the two 4-sty apartment houses at 1244 and 1246 Pacific st for John G. Moran, and the store and apartment building 559 Nostrand av for Joseph M. Levy.

QUINCY ST.—Burling & Swan sold the 2-sty brick dwelling at 288 Quincy st to M. T. Hogheart.

SOUTH 1ST ST, ETC.—Realty Associates sold 204 South st to C. Pollock; also 33 Enfield st, Richmond Hill, to Jacob Voelbel through the Gates Realty Co.; 225-227 Reid av to J. M.

Cohen; 274 Van Brunt st to John Sachs, through M. O'Sullivan; 54 Dean st to Frederick L. Johanns, through the Chauncey Real Estate Co.; 114-118 Ashland pl, through G. Schwager, and 6803 Vista pl to Thomas Monk.

STERLING PL, ETC.—Charles Partridge sold for Edna Little the 3-sty dwelling at 411 Sterling pl; also for Jacob Mohr the 6-fam. apartment house at the northeast corner of St. Francis pl and Lincoln pl.

EAST 10TH ST.—Samuel Galitzka & J. Lacov sold to a client for occupancy 1230 East 10th st, a 2-sty, 1-fam. house now in course of construction, on a plot 30x100.

EAST 15TH ST.—Samuel Galitzka and J. Lacov have sold for Olga Erland to the Rev. Harry Halpern, chief rabbi of the Communal Center of Flatbush, a 2-sty house, on a lot 20x100, 905 East 15th st, Flatbush.

EAST 23D ST.—Samuel Galitzka and J. Lacov sold for the Metropolitan Home Builders to Harry W. Perlman for occupancy a new 1-fam. house, with double garage, on a plot 100x100, on the southeast corner of East 23d st and Av J, Flatbush. The reported consideration was \$42,500. The house was sold from the plans, and will be ready in May, 1920.

52D ST.—Tutino & Cerney sold for Abraham Raucher to John Jacobsen Austad, for occupancy, the 2-sty 2-fam dwelling, 736 52d st.

65TH ST.—Realty Trust sold for the Alco Building Co. five semi-detached brick and stone dwellings, 2027, 2114, 2120, 2159 and 2166 65th st, Mapleton Park, to Jacob Levy.

65TH ST.—Realty Trust sold for the Alco Building Co. a row of eight semi-detached brick dwellings on the south side of 65th st (Mapleton Parkway), between 21st av and Bay parkway, to A. Chalom.

40TH ST.—Henry Hof sold to Thomas J. Donovan the dwelling at 1136 40th st.

60TH ST.—Tutino & Cerney sold for Henry W. Woodcock to a client, for occupancy, the 3-sty 3-fam. brick dwelling 677 60th st.

66TH ST, ETC.—Realty Trust sold for Alco Building Co. two semi-detached brick dwellings at Mapleton Park for occupancy; 2028 66th st to Solomon Dostorin, and 2079 63d st to I. Cohen.

79TH ST.—B. J. Sforza sold for a client to the Elab Realty Co. the 1-fam. cottage, on plot 30x100, 1948 79th st.

83D ST.—Frank H. Malone sold the 1-fam. detached cottage, on plot 60x100, 285 83d st, for Emily T. Buechner to William Stephens. It was held at \$18,500.

BEDFORD AV.—Realty Associates sold to S. Miller four 16-fam. apartment houses at 1600-14 Bedford av, corner of President st, in the Eastern Parkway section. There are three inside buildings and one corner included in this property, covering a plot 200x100. J. Govendo was the broker.

BRANDON AV.—A. W. Miller & Co. sold for Louise Stuber 4180 Brandon av, a 2-fam. brick house, on a lot 40x100.

BROADWAY, ETC.—Baffa & Dixon sold for Gertrude S. Lauritzen the 3-sty factory at 421 Broadway, Brooklyn; also a group of old buildings in Broadway, Rodney and South 9th sts, to the Young Men's Hebrew Association as a site for a \$250,000 community house; also dwellings at 159 and 161 Hewes st, for Robert and John Knox, 466 Jefferson av, to Mrs. Florence A. MacCallan, 550 Macon st, to Frank Brown, 646 Halsey st, to Mary A. McCresson, 84 Taylor st, for Colonel Frederick Benson to the tenant, 210 South 9th st, for Leon Goldstein to J. Sobel.

CLERMONT AV, ETC.—Bulkley & Horton Co. sold dwellings at 289 Clermont av to Kate Lynch; at 107 Washington av for the estate of Isaac O. Horton; five at 157-167 57th st for S. J. Harding, and five more at 406-412 13th st for the same seller.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold the 3-sty building at 1003 Flatbush av, on lot 20x100, for Kathryn J. Grace.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold the 4-sty building at 846 Flatbush av for John Wilkens.

GREENE AV.—The Burling Realty Co. sold for F. W. Harrie the 3-sty dwelling, on a lot 19x100, at 752 Greene av.

LEXINGTON AV.—John Pullman Real Estate Co. sold 16 Lexington av, a 2-sty brick factory, on plot 50x100, running through to Quincy st, for Carl and Alfred Keiser to a client for business purposes.

MEEKER AV.—Samuel J. Tankoos purchased from the Gaffney estate the large vacant plot at the northwest corner of Meeker av and Van Dam st, Greenpoint, and will erect upon the site a modern garage.

AV O.—A. N. Gitterman sold for the Marble Hill Development Corporation, M. C. Shaefer, president, the last of its Brooklyn holdings. Included in this sale are the northwest corner of Av O and Westminster rd, 40x100, which is to be improved with a 4-sty apartment; two plots on East 2d st, between Caton av and Albermarle rd, containing almost six lots, which will be improved with 3-fam. houses.

ST. MARKS AV, ETC.—Bulkley & Horton Co. sold dwellings at 696 St. Marks av for Win-



Chester Noyes; 966 Park pl for Josephine H. Mitchell and 625 Greenwood av to Ethel B. Little for occupancy.

**STILLWELL AV., ETC.**—Realty Associates sold the lot, 20x106, on the east side of Stillwell av, 320 ft. north of Neptune av, to Mrs. C. Pace; also sold to Joseph Darcangelo, through Thomas Pizzi, the five 4-sty flats, 75, 77 and 79 Main st, 22 Front st and 25 York st.

**UNDERHILL AV.**—Charles Partridge sold for L. P. Harrison to a client of Redmond Bros. the 4-sty apartment house at 8 Underhill av; also sold for Charlotte L. Zeigler to a client for investment the 4-sty apartment house at 666 Park pl.

**WESTMINSTER RD.**—Knox Realty Co. sold for the S. D. Tompkins Estate, 173 Westminster rd, a 1-fam frame dwelling, 50x100.

**5TH AV.**—Tutino & Cerny have sold for the estate of F. J. W. Bursch to a client, for investment, the 4-sty stores and apartments 5914 5th av.

**5TH AV.**—Tutino & Cerny sold for Joseph Rollo to a client for investment the 3-sty brick stores and apartments at 5023 5th av.

**RECENT LEASES.**

**Close Lease by Cable.**

L. J. Phillips & Co. leased for the Euclid Holding Co., Frank N. Hoffstot, president, to David A. Schulte, cigars, represented by the Charles F. Noyes Co., Euclid Hall, a seven story apartment hotel, occupying the block front in the west side of Broadway from 85th to 86th sts. The lease is for twenty-one years and the aggregate rentals are reported to total \$2,000,000. Euclid Hall covers a plot 204x106x120, or about nine city lots. The ground was purchased several years ago by Franklin Pettitt from the late Charles T. Barney, and the present building erected. It was subsequently sold to Isaac H. Clothier, of Philadelphia, and resold by him through L. J. Phillips & Co. to Sonn Brothers and again resold by them to Mr. Hoffstot, who altered the 86th st. part into stores. An interesting phase of the lease is that negotiations were carried on by cable with the owner of the property, who is traveling through China and Japan.

**Important Sixth Avenue Lease.**

United States Realty and Improvement Co. leased to the Partola Manufacturing Co., through Pease & Elliman, the block front in the west side of 6th avenue, between 20th and 21st streets, occupied for many years by O'Neill's department store. The building is five stories high and contains about 20,000 square feet of space. The five dwellings owned by the company in 21st street are not included in the lease, which is to run for twenty-one years. The building is constructed around an old graveyard facing in 21st street, thus insuring permanent light. This lease takes out of the market the last remaining block front in this section of 6th avenue, which was formerly the centre of the retail department store district.

**High Madison Avenue Rental.**

The Brown, Wheelock Company has leased in the Abercrombie & Fitch Building, 45th street and Madison avenue, to Coudrier, Fructus & Descher, silk manufacturers, for executive offices, the tenth floor, containing 8,000 feet, for ten years, at a rental of \$25,000 a year. This is a little over \$3 a square foot, which may establish a record for rentals of office space in the Madison avenue section.

**Henry Phipps Estate Leases.**

Samuel Greenstein & Sons leased through Harvey B. Newins, Inc., for the Henry Phipps estate the 4-story building, 299 9th avenue, southwest corner of 27th street, 98.9x250, for a long term.

**Subleases Park Row Corner.**

Joseph Hilton, clothier, has subleased the southeast corner of Park Row and Beekman street, a six-story building, part of which was formerly occupied by Hitchcock's, to the Krim Realty Corporation, Morris Krim, president, for a term of twenty-one years. Mr. Hilton leased the property recently from the De Mell estate, at a net yearly rental of \$32,500. The ground floor and basement will be occupied by the Hanover Lunch Company, a subsidiary of the Krim Realty Corporation. The New York Real Estate Company was the broker.

**Tenant for 34th Street Building.**

John J. Reynolds has leased the five-story and basement building at 140 West 34th street for twenty-one years to the Vacuum Cleaner Specialty Company, Inc., of 131 West 42d street. After alterations the lessee will occupy the entire building, which contains 15,000 square feet of space. E. Tanenbaum Corporation was the broker.

**Valuable Property for "United."**

Through the recording of leases it has been learned that the United Cigar Stores Company of America has leased from Blanche De Jonge

the Acker, Merrall & Condit Building at 135 to 139 West 42d street, near Broadway, for twenty-one years, beginning Oct. 15, 1920. The lease calls for a payment in gold of from \$60,000 to \$62,500 yearly. The building is four stories high and covers a plot 50x100.5, and is diagonally opposite the Knickerbocker Hotel.

**BASTINE & CO.** rented the entire building at 23 West 24th st to Victorius Bros.; parlor store 42 Lexington av to Maison David; rooms 602-3 at 112 East 19th st to Parker P. Simmons Co., and the 2d floor at 36 East 22d st to Brown, Osroff & Dufine.

M. J. BELMONT leased for the estate of Ewald Mommer the 2d loft at 13-15 West 24th st to Kay Waist Co., and 7th floor to Horowitz Bros.; for P. J. McCook, receiver, lofts in 132-8 West 27th st to Manson & Wegman, May Bur Dress Co., and Levine & Levigiane; for Sellable Dress Co. loft 22 West 21st st to Kastan & Gabe; loft at 78 5th av to Elite Embroidery Co.; top floor at 145 Madison av to Brand Novelty Co.; loft at 141-3 West 17th st to Kitty Art Novelty Co.; for Chas. Keller top loft at 30 West 19th st to John Burgio, and 2d loft to Jacobson & Pincus Bros.; for J. Mandle to Feebe Dress Co. loft 31 West 26th st; to Letzin & Weinburg loft at 132-4 West 22d st.

**CUSHMAN & WAKEFIELD, INC.**, leased for the Merchants and Manufacturers Exchange, executive offices in the Grand Central Palace to Stone and Webster Co. and for the United Cigar Stores Co. of America, store No. 2 in the building at the southeast corner of Church and Liberty sts, to Charles S. Cash.

**DOUGLAS L. ELLIMAN & CO.** leased for Albert Herter his large duplex apartment at 130 East 67th st to W. Bourke Cochran.

**DOUGLAS L. ELLIMAN & CO.** leased for Mrs. C. J. Harrah her former residence at the northwest corner of 64th st and Madison av for a long term of years at rentals aggregating about \$175,000. The lessees have filed plans for the alteration of the building into stores and small apartments.

**JOSEPH F. FEIST & CO.** leased a store for Joseph Russo at 565 Ninth av, near 41st st, for a term of three years, also a store for Jacob Swedlow at 356 West 37th st, for a term of five years.

**J. ARTHUR FISCHER** has leased to Irving Landau a loft in 53 West 38th st; to Joseph Schwartz, a loft in 257 6th av, and apartments in 104 West 40th st to J. C. Ragland and Mrs. J. Granville.

**HIRSCH & FRIEDMAN** leased the 10th floor in 144-52 West 37th st to Victory Coat House; 3rd floor in 198-200 6th av to Tip-Top Waist & Dress Co.; top floor in 12 East 32d st to Karp, Roth & Lohren and 2d floor in same building to Active Dress Co., Inc.

**GOODWIN & GOODWIN** leased for Abraham J. Hoffman to a client, for five years, the 5-sty apartment house with store at 972 Leggett av; also the 5-sty apartment houses with stores at 2656 and 2658 8th av.

**A. A. HAGEMAN** leased for Louis and Israel Welowey the 2d floor at 41 West 35th st to Sidney Dress House.

**HAGGSTROM-CALLEN CO.** leased for the West Sixtieth Street Realty Co. the 3-sty dwelling at 37 West 60th st to Thomas McQuade for three years.

**HOUGHTON COMPANY** in conjunction with Earle and Calhoun, leased for Helen Rogers the 4½-sty dwelling 223 70th st, to Julie Stevenson.

**HOUGHTON COMPANY** leased apartments at 311-13 Riverside dr to Charles A. Magee, Dr. Hugo V. Felix, Pauline Merriam; at 62 West 69th st to George A. Nichols, Henry N. Graham, Benjamin F. Norden, Adelle Brandwin; at 102 West 74th st to Kathryn W. Jones, Albert A. Volk, Cecile Sterling, Annie R. Whitney, Eugene B. Toomey; at 175-7 West 93d st to Mark Levy, Berthold Blau, William Henry Disch, Herman Moss, Adele Kelly.

**HOUGHTON COMPANY** leased apartments at 157 West 73d st to Miss Mary A. Hearn, George V. Bucher and Vance A. Goss; at 102 West 74th st, to Charles Clement, Anita Allison and William E. H. Johnston; at 62 West 89th st, to Lewis E. Burke, William A. Motley and Author G. Delamater; at 175-7 West 93d st, to Theodore

**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

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.

**The Queensboro Corporation**

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Developers of

Queens Borough Real Estate



**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

### 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

Chas. K. Brumley

L. W. Brumley

## Jas. L. Brumley Co.

EXPERT

Real Estate Appraisers  
Brokers and Auctioneers

189 MONTAGUE ST.

Telephone

BROOKLYN, N. Y.

Members Brooklyn Board of R. E. Brokers  
Brooklyn Real Estate  
GEORGE H. GRAY

## Howard C. Pyle & Co.

Mortgage Loans Expert Appraising  
201 Montague Street BROOKLYN

Roxlau, Dr. Maurice Stern, to Georgia DeLong and Emily Boulanger, and at 311-12 Riverside Drive, to Carlos Perez and Bernice Sharkey.

HUBERTH & HUBERTH leased for Edward C. Griffith and Anna M. B. Scott of Saratoga, the 6-sty automobile building at the southeast corner of Broadway and 54th st on a plot covering about 8,000 sq ft for a long term of years at an aggregate rental of over \$200,000, to the Studebaker Corp. of America.

J. K. MOORS leased for Henry D. Downs the store at 359 West 57th st to the Apex Supply Co.

H. L. MOXLEY & CO. leased for Countess Josephine del Drago for a term of years to Maurice M. Levitt the store and basement in 413 Broadway, southwest corner of Lispenard st; also leased to Louis Hirsch & Son the 3d floor in 401 Broadway and to the New York Life Insurance Co. the 4th floor of 405 Broadway.

CHARLES F. NOYES CO. leased the 6th floor of 457-9 Broome st to the Bridgeport Coach Lace Co.; a floor at 116 Fulton st to Romano & Mastiloni; a floor at 48 Fulton st to DeWitt C. Gardner Co., Inc., and a floor at 95 Maiden Lane to Abraham Krieger.

CHARLES F. NOYES CO. leased for E. K. Scheffel the building 32 Spruce st to Wolfenstein & Shanahan, and the building 34 Spruce st to Mulford, Cary & Conklin. Both leases are for a long term of years at a net rental, the tenants paying taxes, insurance and repairs. The aggregate rental of the two leases covering these items is about \$175,000. It is becoming more and more the custom throughout the Swamp district to make leases on a net rental basis subject to the tenants paying all charges.

CHARLES F. NOYES CO. leased for William D. Kilpatrick 68-70 Grand st, southwest corner of Wooster st, to Walter B. and Arthur B. Murtha for ten years at an aggregate rental of \$50,000. Mr. Kilpatrick recently purchased this property, and it is stated that negotiations are pending for the resale of the building to an investor. Extensive improvements have been made.

CHARLES F. NOYES CO. leased for Davol & Co. the entire building 100 John st and the fourth floor of 15 Platt st to Alfred Jaesson Co.; the entire building 32 West Broadway, southeast corner of Park Place, for Rabe & Keller, to Joseph Sobel for 15 years at an aggregate rental of about \$700,000; and the building 98 Vesey st for Frederick P. Bellamy to Nicholas Trapp & Son.

S. OSGOOD PELL & CO. leased for the Forest Box and Lumber Co. part of their factory property at 405 East 4th st to Sherwin & Berman.

PEASE & ELLIMAN leased furnished for Mrs. Shelton Martin to Mrs. Arthur Scott Burden the 5-sty 21-ft American basement dwelling at 147 East 61st st; offices in the old Arion Club property at the southeast corner of Park av and 59th st, for Paris E. Singer to the United Aircraft Engineering Corporation; let furnished for Mrs. Douglas Potter her apartment in 993 Park av to C. E. Reutter; and for Mrs. N. T. Whelan, her apartment, furnished, in 535 Park av to Mrs. Orrin Johnson.

L. J. PHILLIPS & CO. have leased for Adolph Lewisohn an apartment in the Avonmore, Broadway between 74th and 75th sts to Milton Diamond. This building is being renovated.

L. J. PHILLIPS & CO. have leased for Jacob Axelrod & Son in the new building now being constructed at 115 West 73d st, to be completed May 1, 1920, an apartment of six rooms and three baths to Isaac Weill, and one to Monroe Hess; also leased the entire store floor at 459 Lexington av, northeast corner of 45th st, for ten years for Catalina P. MacManus to Julius Zimmerman and Abraham Handel at an aggregate rental of \$45,700. The lessees will alter and use for restaurant purposes.

HENRY SHAPIRO & CO leased for Katie Finkelstein to a client the entire 5-sty building at 120 Delancey st. The lease is for a term of years at an aggregate rental of \$100,000.

HENRY SHAPIRO & CO. leased for the Schulte Cigar Stores Co., a store on 42d st at 3d ave, to Tasia Rozolis.

H. M. WEILL CO. leased the two lofts at 422-4 7th av for the Krim Realty Corporation to Morris Malerman, and the loft at 456 7th av for Peter Econopouly to Emanuel Apt.

WM. H. WHITING CO. leased to Booth & Co., Inc., the entire building at 57 Beekman st on a net lease extending over a period of years. The building is to be altered to suit their needs for offices and as a warehouse for the storage of skins and leather.

WHITE-GOODMAN leased for the Wira Realty Corp. the store at the northwest corner of 51st st and 7th av to the Park Auto Exchange, Inc., for five years at an aggregate rental of \$50,000. The property in which this store is located has recently been leased to the Wira Realty Corp. for a long term of years. Extensive alterations are about completed on the property, installing stores on the Broadway and 7th av fronts.

**REAL ESTATE NOTES.**

KNOX REALTY CO. opened offices at 1350 Flatbush av, for the transaction of a general real estate business.

GEORGE A. BOWMAN has been appointed agent for 158-160 West 45th st, 371-375 West 48th st, and 901 8th av.

PEASE & ELLIMAN have been appointed agents by Thomas Jeremaz for 126 Liberty st, which they recently sold to him for the Have-meyer estate.

JOHN B. FERGUSON, of Ferguson Bros. & Forshay, has organized the Bew Realty Corporation. This corporation is the buyer of the northeast corner of West End av and 93d st, a 12-sty apartment house on a plot 100x129, held at \$1,200,000 and recently sold by Mark Fafalsky & Co.

THE MERCANTILE HOLDING CO., Jacob A. Wolf, president, is the purchaser of the two 5-sty flats at 202-204 West 149th st, sold recently by L. J. Phillips & Co. for the Hickory Realty Co. Negotiations are pending for a resale of the property.

**\$1,000,000 Corner Sold.**

Bernard Reich bought from Mrs. Edmund B. Thompson and Mrs. Margaret R. French the Dallieu, a 12-sty apartment, on plot 117x100, at the southeast corner of West End avenue and 101st street, held at \$1,000,000. The sellers acquired the property through Frederick Zittel & Sons, brokers in the present sale, from Julius Tishman & Sons, in 1913.

**Gift House Is Sold.**

The Lewis H. May Company has sold for Col. George B. McClellan and May McClellan Desprez, heirs of the McClellan estate, 22 West 31st street, a 4-sty dwelling on a plot 25x100, to David Zuckerman and Benjamin Cohen. The property is under lease and at its expiration will be remodelled for business purposes. The history of this property dates back to 1862, when the citizens of New York presented the dwelling to Gen. McClellan as a gift for his service during the Civil War. It has remained in the hands of the heirs ever since and due to the change in the neighborhood, Col. McClellan and his sister finally decided to dispose of same.

**To Remodel Holland House.**

The old Holland House property, at the southwest corner of Fifth avenue and 30th street, has been resold to a syndicate headed by Harry Fishel, which will remodel the building into stores, offices and showrooms. The property measures 100x150, and adjoins the Marble Collegiate Church. The property was sold recently through Frederick Fox & Co., the brokers in the resale.

**Operators in Many Deals.**

The Stebbins Realty & Construction Co., J. Malino, president, sold 146-150 West 26th street, a 2 and 3-sty building, on plot 69x100, held at \$125,000, to H. Licht, who is going to improve with a modern building. H. Reinheimer, broker. The same seller also sold 764 East 138th street, a 3-sty private dwelling to occupant of building. Samuel Cowen, broker. Also sold 281-285 Bonner Place, two 4-sty double flats, 33.4x100, to an investor. J. Levy, broker; also sold 3489-3497 Third avenue, southwest corner of 168th street, a 2-sty taxpayer, three 5-sty tenements and one 6-sty loft, 100x100. Brokers, Herman & Leinmeister. And have bought from the Seamen's Savings Bank 122-126 West 23d street, and 119-123 West 22d street, six modern business structures held for \$400,000.

**Bronx Block Front Sold.**

William H. Mehlich, Inc., and Chas. J. Fleischmann have sold for the Ebling Company to an investor, the apartment house taking in the entire block between 156th street and Tinton avenue, having a frontage of 88 feet on Westchester avenue, 87 feet on 156th street and also an irregular frontage on Tinton avenue of 117 feet. The property contains six stores and thirty apartments, showing an annual rental of about \$13,000.

**Butcher Adds to Holdings.**

L. Oppenheimer, retail butcher, bought through Joseph J. Baker, the four 4-sty buildings at 609-615 West 130th street. The property was acquired from Frederick Raddle, measures 100x99.11, and gives Mr. Oppenheimer a frontage of 175 feet west of Broadway. The buyer will improve the site with a warehouse.

**\$2,000,000 Woolworth Lease.**

Vandam Warehouse Co. has leased to the Woolworth Co., through Louis F. Sommer of New York and H. Lester Townsend of Philadelphia, the entire ground floor, basement and rear half of second floor in the 7-sty and basement building, corner 10th and Market streets, Philadelphia, recently leased for twenty years by the Vandam firm. The lease involves over \$2,000,000. It is said that the Woolworth Co. intends to make this one of the best stores in country of its kind.



**Heights Owners Elect Officers.**

R. R. Fogel was elected president of the Upper Manhattan Property Owners Association at its recent meeting. Other officers elected were Alexander Grant, vice-president; H. M. Silverman, secretary, and Albert E. Wesslau, treasurer. The Board of Directors includes Charles H. J. Dilg, chairman; William Goebel, Donald Robertson, Harry Goodstein, Leo Stein, A. E. Wesslau, Alexander McDonald, James Murray, John Robertson, T. Ward Wasson and Norman Denzer.

The following committee chairmen have been appointed by the President: Transit, Harry Goodstein; Ways and Means, Norman Denzer; Admissions, T. Ward Wasson; Legislation and Taxation, Charles H. J. Dilg; Good and Welfare, G. A. Kerker; Discipline, William Brown; Publicity and Speakers, H. M. Silverman; Public Works, Harry Blodgett.

**Shore Road Lots Bring \$75,200.**

The White property on the Shore road, consisting of 47 deep lots located on Narrows avenue, 89th street and Colonial road, were sold at auction Tuesday in the Real Estate Exchange by the Jere Johnson Jr. Company for a total of \$75,200. The salesroom was completely filled and the bidding was so active that the entire sale was completed in less than an hour and a half.

Shore road lots ranged in price from \$5,500 for the largest plot to \$2,100 for the smaller lots. The extra deep lots on 89th street sold for from \$1,000 to \$1,750 each. The highest price paid at the sale was \$5,500 for a large plot on the Shore road and the lowest price paid was \$950 for a lot 20 x 100 on Colonial.

The American-Scandinavian Foundation purchased the gore lot on the northeast side of 89th street, 175x178x40, for \$2,000. Other purchasers were Francis Lee, Annie F. O'Brien, David Meyer, Harris Nevin, John J. Sullivan, William McCullagh, Stephen J. Scheffel, John J. Hogan and William J. Molloy. Fred Snow was the auctioneer.

**Long Island Exchange Meets.**

At a luncheon meeting of the Real Estate Exchange of Long Island at the Cafe Boulevard last week a resolution favoring the licensing of realty brokers and agents was passed without opposition. Nine new members were elected. They were Charles F. Neergaard and Charles A. Nichols of the Garden City Development Company, Harvey W. Crow, Ambrose Becker, E. W. Pease, Wallace S. Cogart, Harvey B. Newins, Rex Paris, Arthur J. Horton of Bulkeley & Horton and William T. Yale. The next meeting of the Long Island Exchange will be held early in January, at which time officers for 1920 will be elected.

**"United" Dinner on January 24.**

The annual dinner of the United Real Estate Owners Association will be held on Saturday, January 24th, 1920, at 7 p. m., at the Hotel Astor. Arrangements have been completed for 1,000 guests, including ladies. Governor Smith will be the principal guest of honor and speaker and among the other guests of honor will be two United States Senators, chief representatives of financial, commercial, manufacturing interests and presidents of public bodies.

**Westchester Board Elects Officers.**

The annual meeting of the Westchester County Realty Board for the election of officers was held on Wednesday evening at the Transportation Club, Manhattan. The recent campaign for new members has resulted in increasing the membership by about sixty. The board elected L. Ward Prince, president; William R. Bull, George Howe, Robert Anderson and Carl Loh as vice-presidents; William V. Mills and S. L. Angell, secretary and treasurer, respectively.

The board approved a report by the Executive Committee regarding the establishment of a license bureau that would provide for the licensing of all persons engaged in the real estate brokerage business. At the convention of the New York State Real Estate Association, the Westchester County Realty Board was represented by William V. Mills. The Board also announces the election of an Appraisal Committee consisting of Edward M. West, chairman, William H. Mills, secretary, George M. Wood and William R. Bull.

**Big Bronx Garage Lease.**

Greenfeld & Saffir leased for the Benenson Realty Company to Simmerman & Berger the two-story concrete garage, now in the course of construction, on plot 165x100, on the west side of Webster avenue and 173d street, for a term of years, at an aggregate rental of \$300,000. The garage, which will be ready for occupancy in the early part of February, will have room for 250 cars.

**LONG ISLAND CITY**  
**INDUSTRIAL**  
**PROPERTIES**  
**ROMAN-CALLMAN COMPANY**  
 BRIDGE PLAZA BUILDING  
 Phone: Astoria 725  
**LONG ISLAND CITY**

**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.

PUBLIC SALE.  
 UNITED STATES DISTRICT COURT,  
 SOUTHERN DISTRICT OF NEW YORK.  
 In the Matter  
 of  
 ATLAS BUILDING  
 MATERIAL COMPANY,  
 Bankrupt.  
 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.

**PROPOSAL**

**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, Capi-

tol, 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.

**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 620, Record & Guide.

**SITUATION WANTED**

**ARCHITECT AND ENGINEER,** efficient timber, steel and reinforced concrete designer; sketches to full size, details, specifications and supervision; capable executive; 15 years' experience in commercial and varied work; salary \$3,500 a year. Address Box 619, Record & Guide.

**BROKER,** sales, exchanges, Christian, 34, well connected, clean record, established clientele; exceptional list closings past eight years, is open for contract; commission with advances; live firm, where co-operation is assured. Box 617, Record & Guide.

**SUPERINTENDENT - MANAGER,** licensed engineer, married, no family; 20 years' experience in 10 and 14-story apartment houses; executive, competent, excellent renter; references, now or later. F. E., 51 W 106th St.

**FOR SALE**

**FREE AND CLEAR HOUSES FOR SALE.** 376 BLEECKER ST., near Charles St.; 4-story brick tenement with basement and 2-story extension; 21x70; ground floor, store and 3 rear rooms; second floor, apartment of 6 rooms; third and fourth floors, apartment of 5 rooms each; cold water and gas; monthly tenancies; rents \$1,536. 331 WEST 4TH ST., southeast corner Jane St., 3-story brick and frame tenement with cellar and 2-story extension, 22x55; ground floor, store and rear room; second floor, 4 rooms; third floor, 3 rooms; electric light and gas; monthly tenancy. HENRY ALBERS, JR., 74 Broadway.

**FOR SALE**

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

STEBBINS AVE., northeast cor East 170th St.; 4 lots, about 100x100.  
 HENRY ALBERS, JR., 74 Broadway.

**MAP and PRINT**  
**Mounting and Coloring**

If you have maps, posters, charts or drawings to be colored or mounted let us give you an estimate. We guarantee the best work in every instance at reasonable prices.

**EDWARD F. EBERLE**  
 88 PARK PLACE NEW YORK  
 Telephone: Barclay 9955



**Brokers, Attention!**

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

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

It will pay you to get in touch with us.

**Realty Associates**

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

ESTABLISHED 1864

**BROOKLYN ESTATE MANAGERS**

Members Brooklyn Board of Real Estate Brokers

**NOAH CLARK, Inc.**

R. E. PATTERSON, President

**REAL ESTATE**

Water Fronts, Factory Sites  
Appraisals

837 Manhattan Avenue  
Brooklyn, N. Y.

**J. CLARENCE DAVIES**

BRONX BOROUGH  
REAL ESTATE

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

Established 1889

Member Brooklyn Board  
of Real Estate Brokers

**BROOKLYN REAL ESTATE**

MANAGEMENT OF PROPERTY

**S. WELSCH SONS**

201 MONTAGUE STREET  
Brooklyn  
Tel. Main 2738-9

Firm Established 1853

**DAVENPORT REAL ESTATE CO.**

INCORPORATED

MAIN OFFICE:

Fulton and So. Oxford Streets

Phone: Prospect 2978

BRANCH OFFICE:

831 Flatbush Avenue  
Corner Linden Avenue

Phone: Flatbush 207

BROOKLYN, NEW YORK

**REAL ESTATE STATISTICS**

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

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

**MANHATTAN Conveyances.**

	1919 Dec. 1 to 5	1918 Dec. 6 to 12
Total No.....	353	123
Assessed Value.....	\$21,911,000	\$5,467,000
No. with consideration.....	31	14
Consideration.....	\$955,988	\$392,650
Assessed Value.....	\$919,500	\$446,000
	1 to Dec 5	Jan. 1 to Dec. 12
Total No.....	9,693	5,630
Assessed Value.....	\$621,787,500	\$327,884,180
No. with consideration.....	1,591	857
Consideration.....	\$53,187,937	\$34,663,865
Assessed Value.....	\$52,171,550	\$38,317,900

**Mortgages.**

	1919 Dec. 1 to 5	1918 Dec. 6 to 12
Total No.....	220	45
Amount.....	\$6,616,795	\$727,820
To Banks & Ins. Cos..	31	4
Amount.....	\$3,126,050	\$62,800
No. at 6%.....	132	24
Amount.....	\$4,086,075	\$174,720
No. at 5½%.....	33	6
Amount.....	\$876,550	\$48,500
No. at 5%.....	32	8
Amount.....	\$1,293,050	\$299,500
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	1	.....
Amount.....	\$4,000	.....
Unusual Rates.....	.....	.....
Amount.....	22	7
Interest not given.....	.....	.....
Amount.....	\$357,120	\$205,100
	Jan. 1 to Dec 5	Jan. 1 to Dec. 12
Total No.....	5,576	2,276
Amount.....	\$158,813,037	\$50,561,554
To Banks & Ins. Cos..	921	376
Amount.....	\$54,793,450	\$23,096,280

**Mortgage Extensions.**

	1919 Dec. 1 to 5	1918 Dec. 6 to 12
Total No.....	23	21
Amount.....	\$1,924,000	\$1,210,600
To Banks & Ins. Cos..	13	12
Amount.....	\$1,419,500	\$1,046,100
	Jan. 1 to Dec. 5	Jan. 1 to Dec. 12
Total No.....	1,277	1,139
Amount.....	\$89,425,413	\$72,192,297
To Banks & Ins. Cos..	704	508
Amount.....	\$71,298,693	\$45,574,057

**Building Permits.**

	1919 Dec. 1 to 5	1918 Dec. 7 to 13
New Buildings.....	4	2
Cost.....	\$1,900,000	\$80,000
Alterations.....	\$477,850	\$70,850
	Jan. 1 to Dec. 5	Jan. 1 to Dec. 13
New Buildings.....	354	167
Cost.....	\$65,319,411	\$8,231,300
Alterations.....	\$26,930,570	\$9,041,844

**BRONX. Conveyances.**

	1919 Dec. 1 to 5	1918 Dec. 6 to 12
Total No.....	303	87
No. with consideration.....	11	4
Consideration.....	\$217,225	\$24,350
	Jan. 1 to Dec. 5	Jan. 1 to Dec. 12
Total No.....	9,351	4,222
No. with consideration.....	743	477
Consideration.....	\$8,195,084	\$4,582,076

**Mortgages.**

	1919 Dec. 1 to 5	1918 Dec. 6 to 12
Total No.....	228	23
Amount.....	\$1,476,398	\$346,427
To Bank & Ins. Cos..	4	2
Amount.....	\$95,750	\$125,000
No. at 6%.....	149	18
Amount.....	\$989,825	\$320,227
No. at 5½%.....	47	2
Amount.....	\$318,400	\$11,000
No. at 5%.....	19	2
Amount.....	\$92,773	\$1,200
No. at 4½%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	13	1
Interest not given.....	.....	.....
Amount.....	\$75,400	\$4,000
	Jan. 1 to Dec. 5	Jan. 1 to Dec. 12
Total No.....	5,654	1,642
Amount.....	\$36,712,147	\$10,924,663
To Banks & Ins. Cos..	217	99
Amount.....	\$2,868,492	\$1,501,542

**Mortgage Extensions.**

	1919 Dec. 1 to 5	1918 Dec. 6 to 12
Total No.....	16	5
Amount.....	\$300,000	\$48,500
To Banks & Ins. Cos..	5	1
Amount.....	\$129,000	\$10,000
	Jan. 1 to Dec. 5	Jan. 1 to Dec. 12
Total No.....	765	339
Amount.....	\$12,355,552	\$6,217,307
To Banks & Ins. Cos..	217	80
Amount.....	\$6,340,600	\$2,099,700

**Building Permits.**

	1919 Dec. 1 to 5	1918 Dec. 6 to 12
New Buildings.....	16	2
Cost.....	\$450,700	\$10,500
Alterations.....	\$45,350	\$7,900
	Jan. 1 to Dec. 5	Jan. 1 to Dec. 12
New Building.....	865	185
Cost.....	\$19,471,965	\$4,026,900
Alterations.....	\$1,828,771	\$866,518

**BROOKLYN. Conveyances.**

	1919 Dec. 3 to 9	1918 Dec. 6 to 11
Total No.....	2,349	356
No. with consideration.....	78	21
Consideration.....	\$1,140,888	\$147,310
	Jan. 1 to Dec. 9	Jan. 1 to Dec. 11
Total No.....	53,952	22,476
No. with consideration.....	2,873	1,531
Consideration.....	\$30,352,237	\$12,803,483

**Mortgages.**

	1919 Dec. 3 to 9	1918 Dec. 4 to 12
Total No.....	2,551	228
Amount.....	\$8,674,299	\$694,104
To Banks & Ins. Cos..	189	18
Amount.....	\$1,002,950	\$88,800
No. at 6%.....	1,705	170
Amount.....	\$6,427,007	\$448,690
No. at 5½%.....	270	32
Amount.....	\$1,785,868	\$149,073
No. at 5%.....	38	8
Amount.....	\$250,204	\$29,000
Unusual rates.....	5	2
Amount.....	\$104,900	\$10,000
Interest not given.....	33	17
Amount.....	\$105,450	\$62,341
	Jan. 1 to Dec. 9	Jan. 1 to Dec. 11
Total No.....	41,059	13,065
Amount.....	\$151,344,359	\$43,116,162
To Banks & Ins. Cos..	3,449	1,229
Amount.....	\$22,220,928	\$7,034,122

**Building Permits.**

	1919 Dec. 3 to 9	1918 Dec. 5 to 11
New Buildings.....	151	29
Cost.....	\$2,334,350	\$136,550
Alterations.....	\$817,905	\$88,130
	Jan. 1 to Dec. 9	Jan. 1 to Dec. 11
New Buildings.....	8,986	2,748
Cost.....	\$78,742,319	\$16,549,371
Alterations.....	\$9,133,921	\$3,786,158

**QUEENS. Building Permits.**

	1919 Dec. 3 to 9	1918 Dec. 5 to 11
New Buildings.....	230	25
Cost.....	\$897,460	\$112,090
Alterations.....	\$36,830	\$22,134
	Jan. 1 to Dec. 9	Jan. 1 to Dec. 11
New Buildings.....	8,119	2,077
Cost.....	\$41,389,953	\$7,120,589
Alterations.....	\$3,128,626	\$1,453,294

**RICHMOND. Building Permits.**

	1919 Dec. 3 to 9	1918 Dec. 5 to 11
New Buildings.....	30	22
Cost.....	\$63,046	\$54,305
Alterations.....	\$650	.....
	Jan. 1 to Dec. 9	Jan. 1 to Dec. 11
New Buildings.....	1,830	697
Cost.....	\$3,887,615	\$1,800,817
Alterations.....	\$290,358	\$364,676



# BUILDING SECTION

## Largest Bank Building in World for Federal Reserve

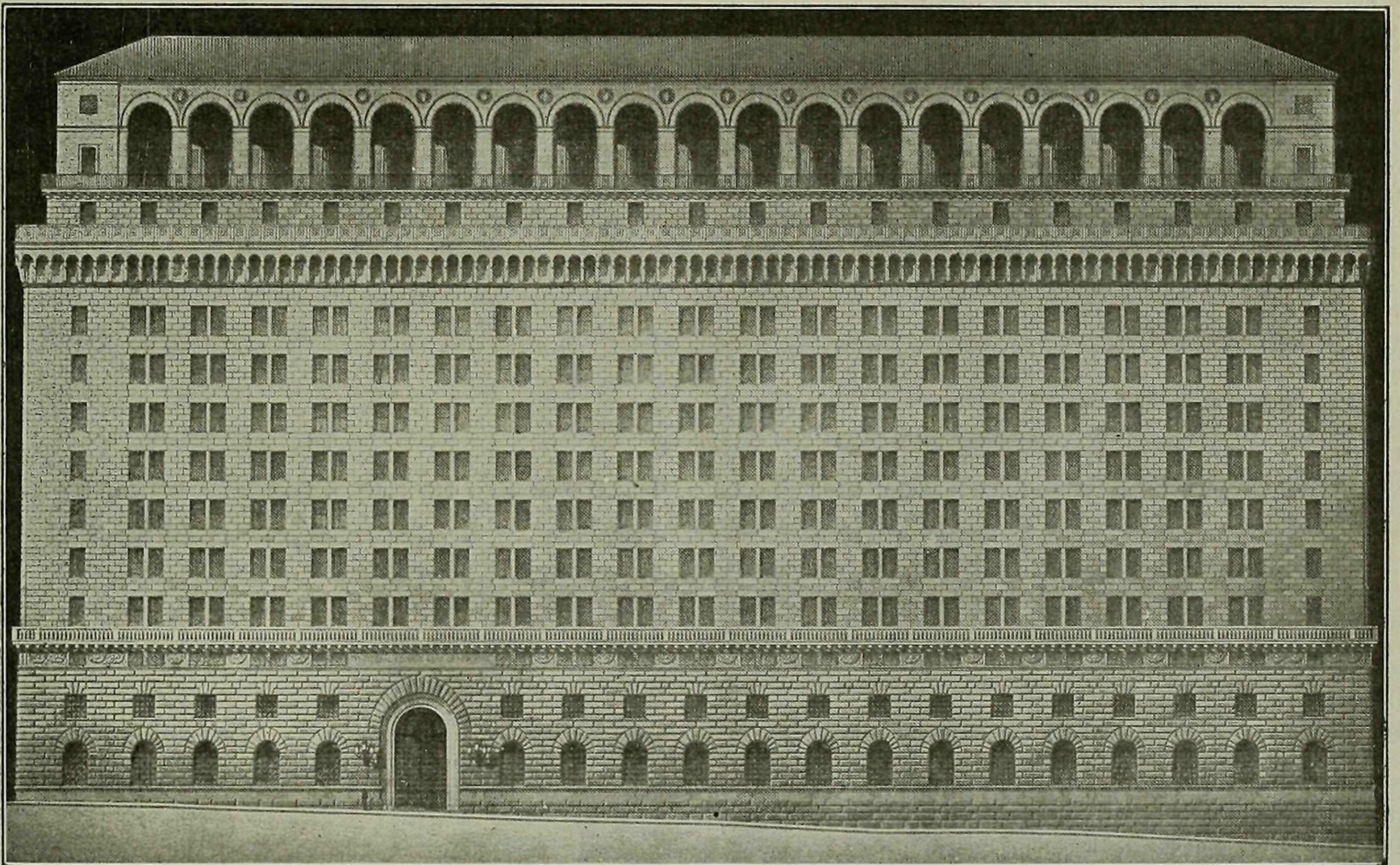
Details of the Structure Designed by York and Sanger To Be Erected Soon as Plot Is Available

**D**IRECTORS of the Federal Reserve Bank have accepted the designs submitted in competition by York & Sawyer for the building to be erected on the block front in Nassau street, from Maiden Lane to Liberty street, and which will become the largest structure in the world used exclusively for banking quarters. The projected building will be fifteen stories in height and will practically cover the block bounded by Nassau street, William street, Maiden Lane and Liberty street.

Plans as accepted by the Federal Reserve Board call for a

is estimated that it will require at least two years to complete this structure and it may possibly be another year before work is actually started.

The principal entrance to the Federal Reserve Bank Building will be located on the Liberty street side with the service entrance on the Maiden Lane side. Nassau street is too crowded with traffic to allow the main entrance to be located on this thoroughfare and the dip from Liberty street to Maiden Lane is too prominent to allow a good solution of the entrance feature.



York & Sawyer, Architects.

### LIBERTY STREET FACADE OF PROPOSED FEDERAL RESERVE BANK.

building containing 462,079 square feet of floor space, which is equivalent to approximately twelve acres, an area one and one-half times that of City Hall Park. At the present time it is not definitely known just what this structure will cost but it is believed that it can be erected for some figure between \$10,000,000 and \$15,000,000, exclusive of the cost of the ground which was nearly \$5,000,000.

The proposed Federal Reserve Bank Building will be practically a loft structure of the highest type. The directors of the institution said that a loft building was exactly what they desired, since the purpose of the structure was to be service of the highest order. They also explained that the structure would have to be dignified, as no sensational type of building would be entertained by the bank.

The proposed structure has been designed in a modified Florentine style of architecture, adapted to American ideas and the peculiarities of the downtown business district. It

The main entrance will be about two stories in height and will lead into a great lobby that will run at right angles to it. Toward Nassau street the lobby, or corridor, will open into a general reception room, as it will be at this end of the floor that the executives of the institution will have their offices. This reception space will be 34 feet wide and 71 feet long and will reach through two floors of the building. It will be a magnificent room. Off this room, toward Nassau street, will be located nine offices, the workshops of the directors and their secretaries. Stretching along the Maiden Lane side of the floor will be seven offices and an immense conference room. At the William street end of the first floor about 11,470 square feet will be devoted to working space to be used as the directors may later decide. The entire Nassau street side of the second floor will be a conference room. There will be nine private offices along the Maiden

(Continued on page 608)



# Site Bought for the International Sporting Clubhouse

Building Will Be Started Early Next Year from Plans Being Prepared by William H. Gompert, Architect

**P**RELIMINARY plans are being prepared by William H. Gompert, architect, 171 Madison avenue, for the handsome clubhouse to be built at the southwest corner of Lexington avenue and Forty-ninth street, at a cost exceeding \$600,000, by the International Sporting Club, A. J. Drexel Biddle, president. The site for this project has just been bought and comprises a frontage of 160 feet on the east side of Lexington avenue, 145 feet in Forty-ninth street, with an additional plottage fronting 40 feet in the northerly side of Forty-ninth street. The site, which cost about \$750,000, contains an area of approximately 24,000 feet and will enable the club to erect a structure having a seating capacity of 4,500.

The building for the International Sporting Club will be centrally located, being in close proximity to the Grand Central Terminal, the Forty-second street subway station, and the group of important hotels in the terminal zone. The building will also be easy of access to the prominent clubs, such as the Yale, Harvard, Princeton, Raquet, New York Yacht, and others, the members of which have supported and made possible the organization of a high-class sporting club for New York City.

The proposed structure will be a model of its kind and will include every possible convenience for its members. Construction throughout will be absolutely fireproof. The facades on three sides, designed in classic style, will be built of brick with trimmings of Indiana limestone and terra cotta.

## Federal Reserve Bank Building

(Continued from page 607)

Lane frontage of this floor with the working space at the William street end of the structure. The great workshop of this institution will be the floors from the third to the twelfth, inclusive, where will be housed in a business sense, several thousand clerks, men and women. These floors will be great open spaces for the most part with the service features, elevators, halls, locker and wash rooms grouped about midway in the length of the building and toward Maiden Lane.

There will be slightly less than 32,000 square feet of space on each floor. As there are 40,000 square feet in an acre, it may be seen that there will be four-fifths of an acre of office room on each floor. It has been estimated that between the fourth and the eleventh floors, which are typical in detail, there will be 273,736 square feet of working space and 68,512 square feet of space given over to the service features.

Above the twelfth floor are to be located restaurants, promenades, hospital, gymnasium and other recreational features. There will be three restaurants, or, rather, three dining rooms, one for officers of the bank, one for the men employes and one for the women. The restaurant for women will be located on the thirteenth floor. It will be large enough to seat seven hundred diners at one time. This restaurant will face out on a loggia about 150 feet above the street level. Within the columns is a 14-foot promenade, 800 feet in length, surrounding the entire floor. The fourteenth floor will house the dining room for men and will seat approximately 4,000 diners in three shifts. The fifteenth floor will be the recreation space for the men. The hospital will also be located on this floor.

The new Federal Reserve Bank will have a frontage of 152.11 feet in Nassau street, with 365 feet in Liberty street and 389 feet in Maiden Lane. Under the cornice at the base of the third floor will be electric lights that will reflect down on a base of granite and mark the building as one of the sights of downtown New York at night. In the day the roof, which will be of colored tile, will be one of the bright spots in the forest of tall buildings.

Part of the building will be six stories in height and the remainder eight stories. The auditorium, with its two balconies, will have a seating capacity of nearly 5,000, and in addition the building will contain gymnasium, with running track, swimming pool and showers, lounge, dining rooms, etc. It is anticipated that the plans for this project will be completed early next year and the architect will then be ready for estimates on a general contract. It is planned to have this structure ready for occupancy early next autumn.

**I**NDUSTRIAL and commercial interests in the Borough of Queens will be greatly benefited by the proposed freight tunnel under the Narrows, connecting the railroads in New Jersey with the Long Island Railroad and the New York connecting railroad in Brooklyn, according to the Queensboro Chamber of Commerce.

The following committee has been appointed to cooperate with representatives of Brooklyn and Staten Island to urge the construction of the tunnel: E. J. Tarof, chairman of the Transportation Committee; P. W. Moore, traffic manager, John W. Rapp, president, Empire Art Metal Company; F. E. Lee, Nichols Copper Company, and William Law, John Simmons Company.

The construction of this freight tunnel, according to a statement issued by the committee, would have the following results: it would open up a through all-rail route between Southern and Western points and the Boroughs of Queens and Brooklyn; it would open up a through all-rail route between New England points and the South; and it would avoid delay to shipments to and from Brooklyn and Queens, placing the manufacturers of these boroughs on a parity with the manufacturers of New Jersey so far as time in transit is concerned.



**THE ONLY  
SCREW HOLES  
IN THE WORLD**

You drive the screw holes with a hammer in any material.  
The screw holes are made for wood screws or machine screws to fit all sizes of screws. The head is removed and you leave a permanent screw hole.

**The Stine Screw Holes Co.**  
Manufacturers  
WATERBURY, CONN., U. S. A.  
DEPARTMENT 44

Once a Screw Hole, Always a Screw Hole

The Biggest Little Thing in the World

Some of the Reasons Why Screw Holes Will Be Bought and Used and Not Become Dead Stock for Anyone

- 1—They can be used without damage to receiving material.
- 2—They enable you to standardize to wood or machine screws in all material.
- 3—They are made of brass and will not rust under atmospheric or moisture conditions.
- 4—ECONOMY—They save more time value than the holes cost.
- 5—You get them for nothing and are paid for using them when you count time saved.
- 6—Screw holes have been needed ever since the first screw was used.
- 7—Special tools are NOT needed in using them in any material.
- 8—They can be used in any place a screw can be used.
- 9—By using screw holes, screws can be used in many places, and in many materials where it is impossible to use screws without them.
- 10—These are the only ready-made screw holes in the world.
- 11—No special screws are needed. These screw holes fit any wood screw or machine screw now in stock.
- 12—They make the neatest possible job in any material.
- 13—Every store where screws are sold must carry them in stock, because the line of screws is not complete without screw holes for them.
- 14—Every shop and factory where screws are used must also have these screw holes to fit the screws.
- 15—They are endorsed by all dealers in screws and by all users of screws.
- 16—Screw holes are entirely new and the world supply is yet to be furnished.
- 17—This is a progressive Old World of ours, and every active person in it must adopt all improved methods, and all new articles that will help him keep in the front line of progress.
- 18—Be among the first to stock up in screw holes if you are a dealer in screws.
- 19—Be among the first to install screw holes in your shop or factory, as you begin to save money soon as you use them.
- 20—In spite of the high cost of brass, screw holes are yet cheap.
- 21—We are letting the world know that screw holes can now be secured, by means of extensive advertising in all the principal Trade Journals that have the largest circulation among dealers in screws as well as users of screws.
- 22—Do not let your customer ask you for screw holes before you have them in stock. BE A LIVE WIRE.
- 23—They make everlasting holes in any material.
- 24—They mean "Plug-No-More" screw holes.
- 25—They are the result of Necessity being The Mother of Invention.
- 26—Anyone who can drive a nail can use screw holes.
- 27—Send for a sample and convince yourself.
- 28—Mechanics who see them say, "What do you think of that?"
- 29—In fact there are NO REASONS why screw holes should NOT be used.

Each of these reasons are enough to sell Screw Holes. There are many other reasons.  
Write at once for our handsome Color Card showing screw holes in various materials which will be sent on request, together with samples and price list



# Active Season Forecast by Reports of Projected Work

Figures of F. W. Dodge Company Indicate Growing Volume of Building for Commercial and Domestic Requirements

WITH new building and engineering construction to the value of more than \$26,000,000 reported in the New York district during the week of November 30 to December 5, inclusive, the building industry in the Metropolitan district is assured of a volume of work that will keep it fully engaged throughout the coming winter and well into next spring. According to figures prepared by the F. W. Dodge Company for the territory involving all of New York State and New Jersey, north of Trenton, there were 380 new structural projects reported during the week, for which plans were being prepared by architects and engineers. This construction represents a total outlay of more than \$18,500,000 that will be allocated among the contractors within a short time. During the same period contracts were awarded for 253 building and engineering projects that involve a further total outlay of \$7,475,300.

The 380 projects for which plans were being prepared during the week of November 30 to December 5 is sub-grouped as

follows: 111 business and commercial buildings, stores, offices, lofts, etc., \$3,697,300; 12 educational buildings, \$2,425,000; 2 hospitals and institutions, \$300,000; 29 factory and industrial operations, \$1,349,000; 2 structures for the army, \$6,000; 2 public buildings, \$110,000; 11 public works and public utilities, \$689,200; 7 religious and memorial buildings, \$388,000; 190 residential projects such as apartments, flats and tenements and one and two family dwellings, \$7,250,900, and 14 social and recreational buildings, \$2,375,000.

Among the 253 operations for which contracts were placed during the week were included 56 business and commercial buildings, \$1,033,000; 2 educational projects, \$33,000; 2 hospitals and institutions, \$400,000; 27 factory and industrial buildings, \$2,410,000; 1 structure for the navy, \$1,000; 2 public buildings, \$150,000; 15 public works and public utilities, \$767,900; 145 residential operations involving apartments, flats and tenements and one and two family dwellings, \$2,535,400, and 3 social and recreational projects, \$145,000.

## PERSONAL AND TRADE NOTES.

**H. Weaver Mowery**, safety engineer, American Abrasive Metals Company, was elected president of the American Society of Safety Engineers at the recent annual meeting of that organization.

**White Construction Co., Inc.**, 95 Madison avenue, has just closed a contract for the construction of a three-story and basement reinforced concrete factory building, 300x80 feet, at Easton, Pa. This operation will cost approximately \$300,000 and will be for the Individual Drinking Cup Co., makers of the Dixie paper cups.

**Burt L. Fenner**, of McKim, Meade & White, architects, formerly general manager of the United States Housing Corporation, is scheduled to discuss the housing problem from the national viewpoint at the meeting of the Municipal Club of Brooklyn, to be held next Tuesday evening at the Crescent Club. Edward P. Doyle, vice-president of the Realty Notice Corporation, and Thomas A. Hart will also deliver addresses.

**Harry Barker and Robert C. Wheeler** have formed an association to practice engineering with offices at 170 Broadway. They will specialize on public utility engineering, including valuations, rates, operations and management to hydraulics; to power development and utilization; water supply and purification; sewerage and sewage disposal; municipal problems, including city transportation and civic improvements developments of new processes, and reports for investors.

## Turner Company Insures Employees.

At the recent annual dinner of the Turner Construction Company, held in the ball room of the Hotel Commodore and attended by six hundred of the eight hundred straight-time employees, Henry C. Turner, president of the company, announced that the Board of Directors had decided to give all employees paid by the week or month who had been one year with the company, life insurance policies with premiums paid by the company.

James E. Kavanaugh, vice-president of the Metropolitan Life Insurance Company, explained the group insurance plan under which the policies were to be issued by his company. \$500 to each employe of one year's service and \$100 for each additional year up to a total of \$2,000. Foremen who have been with the company five years will receive \$1,000 as the initial amount of insurance. Others will receive amounts according to length of service.

## Important Flushing Development.

Louis Gold and William Sugarman have recently acquired a tract said to comprise 675 lots valued at \$675,000 at Broadway, Flushing, upon which they will immediately commence the construction of a number of high class one-family residences. The property was bought from the Rickert-Brown Company, through Desmond McDonald, broker. The preliminary plans for this operation involve the construction of at least 275 residences averaging in price \$10,000 each. The entire operation will represent an investment of considerably more than \$3,000,000.

The contract provides for the immediate construction of twenty-five residences to cost \$250,000 and for the construction of two hundred additional dwellings at stated periods during the coming year. These houses will be practically similar to those now being built by the same interests in the Midwood section of Flatbush and will contain from eight to ten rooms, with from two to three baths. It is planned that these residences, with private garages and the land, will sell at prices ranging from \$15,000 to \$18,000 each.

## Large Queens Apartment.

Franklin Pettit is about to start one of the great apartment house developments on Thomson Hill, in the Borough of Queens. The beginning of the operation was made last week, when plans were filed for the improvement of a plot of twelve lots on Queens Boulevard, at the Lowery Street station of the Queens rapid transit line. This is a portion of the property which Joseph P. Day and the Roman-Callman Company sold to Mr. Pettit for the Thomson Hill Land and Improvement Company about a year ago. This building is the first of a number of houses similar in plan which are to be erected in the immediate future.

The proposed apartment house will be erected by Herbert Dongan and will be located on the south side of Queens Boulevard, taking in the block front between Lowery and Bragaw streets, Long Island City. This particular location on Queens Boulevard is familiar to thousands of Manhattanites, because Queens Boulevard is the main artery for automobile traffic, leading to Jamaica and most of the main highways of Long Island. The boulevard is 200 feet wide. The surface railway tracks are to be placed under the arch of the subway structure.

This building, on account of the grades, will be six stories high in front, in addition to the cellar, so that there will be five floors of apartments above the stores. The entrances to the apartments, however, will be from the court. Each of the upper five floors will contain ten suites of four rooms, ten suites of three rooms and two suites of five rooms.

## 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.

**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.

## Real Estate Board Diary.

The Diary Committee of the Real Estate Board of New York has completed the publication of the 1920 Diary and Manual of the Board, which despite the printing strike tie-up, is able to appear at its usual time. The diary contains a directory of the City Government and a vast amount of interesting and important information to taxpayers. Among other items are an analysis of dispossess or summary proceedings, the text of the Building Zone Resolution, building statistics in the various borough, laws, ordinances and regulations governing the use of water in New York City. George W. Olvany, special counsel to the Real Estate Board, contributes a synopsis of the Labor Law.

The Diary also contains the annual report of the Board of Governors of the Real Estate Board and other committee reports. Alexander D. Duff is chairman of the Diary Committee, other members being Leon S. Altmayer, John J. Boylan, William C. Lester, George Mercer, Jr., Burton Thompson, D. A. Trotta and Walter H. Warren. The price for the 1920 Diary is \$1.50.



# CURRENT BUILDING OPERATIONS

**B**UILDING interests of the city are now practically unanimously of the opinion that the coming year will be one of the most active and prosperous in the history of the industry. The agreement between employers and workmen, covering wage scales, hours of labor and other points that have in the past been the ground for disputes resulting in delays and loss of production, have been eliminated for at least twelve months and already a noticeable improvement in conditions is apparent although some time remains before the instrument actually becomes effective.

During the past week a number of important structural contracts were placed with Metropolitan building firms and according to the amount of proposed construction now out for estimates, the coming weeks should be one of the most productive periods of a very busy year. During the early part of 1919 the major portion of the new building activity was along house building lines, with a few scattering apartments, and the remainder divided among other classifications. For the past few weeks, however, there has been a growing amount of commercial and industrial building undertaken in New York City and the contiguous territory and from the plans now in preparation and out for bids it is predicted that the construction of business buildings along with factories and other manufacturing projects will continue to be the most important factor in the situation for some months to come.

This does not signify that the housing problems are settled or even relieved. The demand for living accommodations is almost as insistent as it was during the summer just past and in all probability will not be fully relieved for some years to come. The production of housing, one and two-family dwellings and apartments, is steadily improving in volume and speculative and investment building interests have planned to continue their operations throughout the winter months if the weather conditions permit. These builders are assured of a strong market for every building they are able to produce, with price almost a second consideration to the prime essential of early occupancy. For some time it was thought that the advancing prices of building materials would effectually curtail the construction of small dwellings and apartments designed for moderate rentals but even with the increased building costs there is no difficulty in obtaining ready purchasers

for new buildings, and in the majority of instances they are bought long before completion.

There has been no important change in the building material market situation. The demand continues heavy and in some cases is considerably in excess of the available supply so that consumers are forced to order considerably in advance of their actual time of need or must wait upon the ability of the dealer to deliver. The common brick market is firm with prices unchanged from the level of last week. There is an impression, however, that the top level has not yet been reached

and that the price of this commodity will go to new heights before next spring. Limes have advanced slightly in price and lumber products are growing scarcer each day with prices advancing accordingly.

**Common Brick**—Extremely busy times prevailed this week in the New York wholesale market for Hudson River common brick. The demand for this commodity has been steadily increasing by reason of the improved building situation coupled with the fact that prospective consumers have been somewhat frightened with reports of a brick scarcity and have been placing their orders considerably in

## BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, \$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 DAMPNESS, 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 slightly 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

advance of their actual requirements. A total of forty-four barge loads of brick arrived during the week from up-river points and forty-one loads were disposed of. At the present time, only about four barge loads remain unsold and these have been tentatively spoken for. The ruling price is firm at \$20 a thousand and no change from this level is anticipated at this time.

**Summary**—Transactions in the North River common brick market for the week ending Friday, December 12, 1919. Condition of market: Demand, excellent; prices, firm and unchanged. Quotations: Hudson

Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 44; sales, 41. Distribution: Manhattan, 12; Bronx, 4; Brooklyn, 13; New Jersey points, 8; Astoria, 3; outside, 1.

**Structural Steel**—Although the effects of the recent steel strike are gradually being overcome, the producers of this commodity are now severely hampered by the formidable problem of keeping their plants in operation in the face of the growing shortage of fuel. Production has been already curtailed to some extent as a result of the coal situation and the output is likely to be limited to a further

extent unless immediate relief is afforded. Locally, the steel interests are optimistic as regards the prospects for new business but are not anxious to make definite promises of delivery. Bookings for fabricated material have lately grown in number and tonnage and if the producing situation speedily adjusts itself so that deliveries can be assured within a reasonable time after the orders are placed, there will be a tremendous amount of business handled by steel contractors in 1920. Plans for a large number of projects, representing the expenditure of millions of dollars are now being developed and the majority of these operations will proceed during the coming year despite the mounting costs of construction. Prices for mill shipments of fabricated material have not been changed.

**Face Brick**—Manufacturers in general are satisfied with the present market conditions. The demand for face brick of every kind is steadily increasing and many of the plants are now being pushed to the limit of their capacity with orders for immediate delivery. Inquiries for the coming spring and summer delivery indicate a volume of business that would have been almost difficult to imagine one year ago, and it is anticipated that most of the work now in prospect will go ahead in spite of advanced labor costs and high material prices. Face brick prices are remarkably firm and likely to sustain further advances during the next few months unless the immediate demand greatly increases.

**Lumber**—The changes in the local lumber situation are summed up in an increased demand with a corresponding stiffening of prices and a growing shortage in some of the lines now in popular demand. Manufacturers are producing considerably less than the actual requirements of the trade and are far behind the rate of demand. Dealers are feeling this through their reduced stocks and their absolute inability to obtain new lumber supplies to fill their yards. Building interests and manufacturing consumers are insistently clamoring for lumber of every kind and description and are willing to pay almost any price within reason for preference in delivery and yet the dealers are unable to supply the full requirements of the trade, to say nothing of being able to fill up their depleted stocks. As a consequence, lumber prices are exceedingly firm and with some lines and grades practically out of the market at any figure.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

27x28x1 in.	\$0.35	each
7x48x 1/4 in.	0.32	each
2x36x 1/4 in.	0.21	each
2x36x 3/8 in.	0.21	each
2x36x 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.	1.35
Brier Hill sandstone, per cu. ft.	1.50
Gray Canyon sandstone, per cu. ft.	.95
Buff Wakeman, per cu. ft.	1.50
Buff Mountain, per cu. ft.	1.50
North River bluestone, per cu. ft.	1.05
Seam-face granite, per sq. ft.	1.00
South Dover marble (promiscuous mill block), per cu. ft.	2.25
White Vermont marble (sawed), New York, per cu. ft.	3.00

### Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	\$2.72 to
Beams and channels over 14 in.	2.72 to
Angles, 3x2 up to 6x8	2.72 to
Zees and tees	2.72 to
Steel bars	2.62 to

### Lumber—

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

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

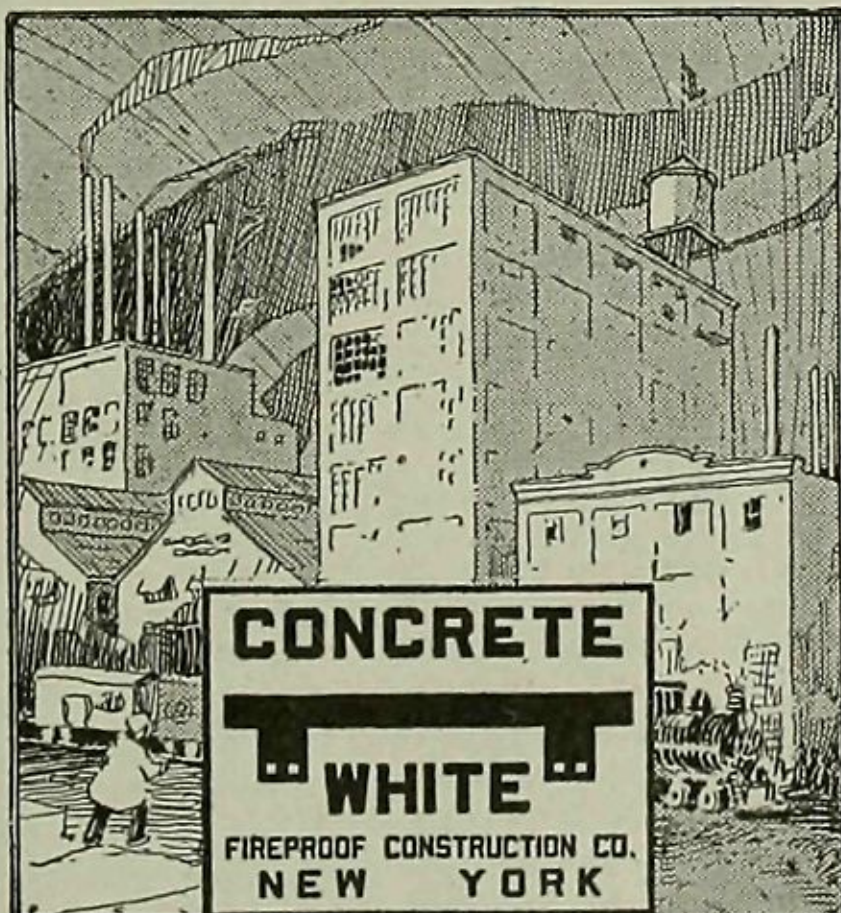
### Linseed Oil—

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



Especially during the Winter Months—"Let WHITE build it of CONCRETE"—Experience teaches.

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

ENGINEERS & CONTRACTORS FOR INDUSTRIAL OPERATIONS



# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

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

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

**MINETTA ST.**—Frank E. Vitolo, 56 West 45th st, has started plans for alterations to the 3-sty brick and stone dwelling, 125x100 ft into studio apartments, at 2-10 Minetta st and 1-5 Minetta pl, for T. Gordon, care of Pepe & Brother, 40 South Washington sq, owner. Architect will take estimates on general contract.

**55TH ST.**—D. Everett Waid, 1 Madison av, has plans nearing completion for a 9-sty brick, limestone and terra cotta apartment, 50x100 ft at 19-21 West 55th st, for Col. George Roberts, et al, 32 Liberty st, owners.

#### HALLS AND CLUBS.

**PERSHING SQ.**—Henry B. Herts, 101 Park av, has been retained to prepare plans for a Victory Hall (Memorial) to be erected in Pershing sq, by a corporation now being formed and headed by General George W. Wingate, at a cost of about \$5,000,000. Details of construction will not be available for some time.

#### STABLES AND GARAGES.

**169TH ST.**—Frank E. Kelly, 16 Court st, Brooklyn, has completed plans for a 3-sty brick and reinforced concrete garage, 100x180 ft at 606-612 West 169th st, through to 607-613 West 168th st, for Bartholomew A. Greene, 347 Fifth av, owner. Cost approximately \$300,000. Owner will soon call for estimates on general contract.

**FIRST AV.**—Louis A. Schinart, 192 Bowery, has plans underway for a 2-sty brick garage, 71x131 ft, at 1124-1128 First av, for Lippman Schurmacher, 1128 First av, owner. Cost \$25,000. Architect will take bids on general contract.

#### Brooklyn.

#### CHURCHES.

**AV. R.**—McCarthy & Kelly, 16 Courts t, have plans underway for a 2-sty brick and stone synagogue, 50x100 ft, at the corner of Av. R and 17th st, for the Congregation Shaari Totah, owner, care of architects. Cost approximately \$150,000.

#### DWELLINGS.

**87TH ST.**—A. J. MacManus, 617 41st st, Brooklyn, has completed plans for two 2-sty frame dwellings, 16x41 ft, in the south side of 87th st, 100 ft east of Colonial rd, for H. Mantoneen, 960 7th st, Brooklyn, owner and builder. Cost \$10,000.

**WILBOUR ST.**—F. J. Dassau, 26 Court st, Brooklyn, has completed plans for three 4-sty brick and limestone dwellings, 50x80 ft at Wilbour st and Middaugh av, for George Brown Mtg. Co., 26 Court st, Brooklyn, owner and builder. Cost \$8,000 each.

**BEDFORD AV.**—R. T. Schaefer, 1526 Flatbush av, has plans in progress for a 2-sty frame and stucco dwelling, 22x38 ft on the west side of Bedford av, 225 ft west of Av N for Chas. McRoberts, 2101 Cortelyou rd owner and builder. Cost \$8,500. Owner will take bids on separate contracts.

**48TH ST.**—I. B. Ells, 47 West 34th street, Manhattan, has completed plans for a 2½-sty frame dwelling, 26x30 ft, in the east side of East 48th street, 120 ft. north of Linden avenue, for H. Hession, 719 Linden avenue, owner and builder. Cost \$7,000.

**JAMAICA AV.**—Plans have been prepared privately for a 2-sty brick dwelling, 20x33 ft. with garage, on the south side of Jamaica avenue, 53 ft. east of Essex street, for A. Wischerth, 278 Highland Boulevard, owner and builder. Cost about \$7,000.

**69TH ST.**—F. H. Seeler, 1958 67th st, Brooklyn, has completed plans for four 2-sty frame dwellings, 17x50 ft at the southwest corner of 69th st and 20th av for A. Varricole, 1858 68th st, Brooklyn, owner and builder. Cost \$22,000.

**EAST 9TH ST.**—F. J. Dassau, 26 Court st, has completed plans for a 2½-sty frame dwelling, 24x51 ft in East 9th st, n of Av. I for the Cosey Dwelling Corporation, 1409 Av J, Brooklyn, owner and builder. Cost \$15,000.

**80TH ST.**—F. Savignano, 6005 14th st, Brooklyn, has completed plans for a 2½-sty brick dwelling, 26x36 ft, in the south side of 80th st, 100 ft east of 22d av for B. Tarccamo, 121 Bay 11th st, Brooklyn, owner and builder. Cost \$20,000.

**ARLINGTON AV.**—Millman & Son, 1780 Pitkin av, have plans in progress for a 2-sty and basement brick dwelling, 20x49 ft at 280 Arlington av, for Frank Grassbard, 260 Arlington av, Brooklyn, owner. Cost \$15,000.

**BEDFORD AV.**—Plans have been prepared privately for four 2½-sty frame dwellings, 20x43 ft, on Bedford av, south of Av M for Harry Grattan, 523 E. 14th st, Brooklyn, owner and builder. Cost \$8,000 each.

#### STABLES AND GARAGES.

**NEW YORK AV.**—Victory Construction Co., 1416 Nostrand av, has prepared plans for a

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

Installed as a Local System  
or for Central Office Service

**AUTOMATIC  
FIRE ALARM SERVICE  
SPECIAL BUILDING  
SIGNAL SERVICE**

**AUTOMATIC  
FIRE ALARM CO.**

416 Broadway  
New York City  
FRANKLIN 4188



## Electrical Wiring

of every kind and  
description—  
for

Light, Heat and Power  
highest efficiency at  
minimum cost.

VISIT OUR LIGHTING  
FIXTURE SHOWROOMS

Scientific Lighting  
Fixture Company

311 Broadway, New York  
Telephone: Worth 2803

## 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



1-sty brick garage, 60x100 ft, on the east side of New York av, 100 ft north of Church av, for J. J. Stuckart, 3309 Church av, owner and builder. Cost \$15,000.

CHURCH AV.—Dunnigan & Crumley, 391 East 149th st, New York City, have completed plans for a 1-sty brick garage, 193x100 ft at the southwest corner of Church av and Johnson pl, for J. Crawford, 753 Flatbush av, owner and builder. Cost about \$30,000.

GATES AV.—Morris Whinston, 63 Park Row, Manhattan, has prepared plans for a 1-sty extension to the 2-sty brick garage on the north side of Gates av, 200 ft west of Irving av, for J. Hirn, 1473 Gates av, owner and builder. Cost about \$16,000.

NEWELL ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for a 1-sty brick garage, 104x207 ft, at the southwest corner of Newell st and Greenpoint av, for the C. & K. Building Co., Middle Village, L. I., owner and builder. Cost \$25,000.

PENNSYLVANIA AV.—M. Whinston, 63 Park Row, Manhattan, has plans underway for a 1-sty brick garage, 100x100 ft, on the west side of Pennsylvania av, 100 ft south of Fulton st, for D. Gaynor, 132 Ten Eyck st, owner, who will take estimates on general contract. Cost about \$30,000.

ST. MARKS AV.—Slee & Bryson, 154 Montague st, have plans in progress for a 1-sty brick garage, 23x22 ft, on the south side of St Marks av, 201 ft west of Brooklyn av, for John H. Schultz, 215 Montague st, owner. Cost \$6,000.

ST. JOHN'S PL.—Ebling & Magnuson, 52 Vanderbilt av, Manhattan, have prepared plans for a 1-sty brick garage, 165x209 ft, at the corner of St. John's pl and Howard av, for Sidney Frank, 1307 East New York av, owner, who will soon be ready for estimates on general contract. Cost \$90,000.

16TH ST.—McCarthy & Kelly, 16 Court st, have completed plans for a 1-sty brick garage, 75x151 ft, in the south side of 16th st, 77 ft east of Fifth av, for M. O'Hara, 557 Third av, owner and builder. Cost \$15,000.

63D ST.—Frank S. Parker, 44 Court st, has prepared plans for a 1-sty brick garage, 80x80 ft, at the northwest corner of 63d st and 17th av, for Louis Gold, 44 Court st, owner and builder. Cost \$16,000.

CARROLL ST.—Benjamin Driesler, 143 Remsen st, has prepared plans for a 1-sty brick garage, 50x140 ft, in the south side of Carroll st, 100 ft east of Rochester av, for Catherine J. McDermott, 1771 Carroll st, owner and builder. Cost about \$30,000.

STORES, OFFICES AND LOFTS.

BLAKE AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 1-sty brick store building, 25x100 ft, at the northeast corner of Blake av and Bristol st for Rubel Brothers, Glenmore av and Jimms st, owners. Cost, \$10,000.

THEATRES.

CHAUNCEY ST.—Carlson & Wiseman, 226 Henry st, have plans in progress for a 2-sty theatre building, 174x157x60 ft, with stores and offices, at the southwest corner of Chauncey st and Broadway for Julius Hildor, 71 75th st, owner. Cost, \$175,000. Details will be available later.

Queens.

DWELLINGS

WOODHAVEN, L. I.—Jas. I. Newman, 41 Beach 143d street, Woodhaven, has completed plans for 2 2-sty frame dwellings, 16x38 ft, in the west side of 85th street, 98 ft, north of 91st street, for Teresa L. Newman, 41 Beach 143d street, Woodhaven, owner and builder. Cost \$12,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has plans in progress for 22 2-sty frame dwellings, 22x28 ft, on Judd avenue, south of Hillside avenue, Jamaica, for the Evor Construction Co., N. A. Rosenblum, president, 357 Fulton street, Jamaica, owner who will take bids on subcontracts. Cost \$220,000.

RICHMOND HILL, L. I.—Amos Robins, 70 Jamaica avenue, Jamaica, has completed plans for a 2½-sty frame dwelling, 16x38 ft, at the northwest corner of Lewis street and Hillside avenue, for John & Eliz Mehn, Jamaica avenue and Ward street, Richmond Hill, owners and builders. Cost \$5,000.

SOUTH RICHMOND HILL, L. I.—Robert Kurz, 9 Twombly place, Jamaica, architect, is taking bids on general contract for 2 2-sty frame dwellings, 16x39 ft, at the southwest corner of Metropolis avenue and Stoothoff avenue, South Richmond Hill, L. I., for A. Johnston, 1728 W. 11th street, Brooklyn, owner. Cost \$5,500.

QUEENS, L. I.—Louis Danancher, 328 Fulton street, Jamaica, has completed plans for a 2-sty frame dwelling, 24x25 ft, in the north side of Poplar street, 190 ft, west of Madison avenue, for Elm Construction Co., Church street near Liberty avenue, Richmond Hill, owner and builder. Cost \$4,500.

QUEENS, L. I.—Louis Danancher, 329 Fulton street, Jamaica has completed plans for a 2-sty frame dwelling, 16x38 ft, in the north side of Walnut street, 250 ft, east of Jackson avenue, for G. R. Stewart, Bellaire Gardens, L. I., owner and builder. Cost \$5,000.

**CHESELEY**  
**STOCK FIRE PROOF DOORS**  
 STANDARD SIZES CARRIED IN STOCK      SEND FOR BOOKLET  
**A. C. CHESLEY CO., INC., 277 RIDER AVE., N. Y.**

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.

# Modern for Years

The isolated plant in the Hotel Sevilla, 117-119 West 58th St., is the seventh apartment-building plant to surrender to the superior advantages of Central Station Service during the present year

This eleven-story apartment building has an electrical installation of 900 lamps and will have 75 horse power in motors when the two hydraulic elevators are modernized

Forethought has kept the Sevilla modern for twenty-five years, the same forethought will convince any type of building that Edison Service is reliable and economical

*An engineering study will prove it*

## The New York Edison Company

*At Your Service*

General Offices

Irving Place and Fifteenth Street

Telephone: Stuyvesant 5600





Architects and Engineers are specifying and demanding

## STEELBILT Toilet Partitions

in preference to those made of ordinary materials.

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

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

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

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

## J. P. Duffy Co.

### Fire Clay Flue Pipe Partition Blocks

138th Street and Park Avenue

Phone 281-262 Melrose

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

KEW GARDENS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 30x25 ft, in the east side of Brevoort st, 85 ft north of Metropolitan av, Kew Gardens, for Harry J. Arnold, 470 Napier av, Richmond Hill, owner and builder. Cost, \$12,000.

WOODHAVEN, L. I.—James I. Newman, 41 Beach 143d st, Woodhaven, has completed plans for two 2-sty frame dwellings, 16x38 ft, in the west side of 85th st, 89 ft north of 91st st, for Teresa L. Newman, 41 Beach 143d st, Woodhaven, owner and builder. Cost, \$12,000.

JAMAICA, L. I.—Moore & Landsiedel, 148th st and 3d av, Manhattan, have completed plans for a 2½-sty frame dwelling, 31x35 ft, on the east side of Center av, 190 ft south of Midland blvd, for the S. H. Corporation, 2045 Ryer av, Manhattan, owner and builder. Cost, \$6,500.

JAMAICA, L. I.—Plans have been prepared privately for four 2½-sty frame dwellings, 16x36 ft, at the northeast corner of North 1st st and Avalon av for Arthur Short, Madison av, Jamaica, owner and builder. Cost, \$23,500.

JAMAICA, L. I.—H. Spinkem, 1 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 18x55 ft, on the east side of Irvine pl, 141 ft north of Beaufort st, for M. Frickenstein, Jamaica, owner and builder. Cost, \$5,000.

SOUTH AQUEDUCT, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 17x28 ft, at the southwest corner of South Conduit av and Canal st for Fred Jaefer, owner and builder, on premises. Cost, \$4,500.

RICHMOND HILL, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for two 2-sty frame stores and residences, 20x65 ft, at the southwest corner of Briggs and Liberty avs for David Lifshitt, 344 Powell st, Brooklyn, owner and builder. Cost, \$13,500.

QUEENS, L. I.—Louis Danancher, 328 Fulton st, Jamaica, has completed plans for a 2-sty frame dwelling, 16x38 ft, in the north side of Walnut st, 220 ft east of Jackson av, for G. R. Stewart, Bellaire Gardens, L. I., owner and builder. Cost, \$5,000.

HOLLIS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x25 ft, in the east side of Manor st, 55 ft north of Maple av, for Fannie Kent, Manor st, Hollis, owner and builder. Cost, \$5,000.

QUEENS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x34 ft, at the northwest corner of Jefferson av and Spruce st for E. Richter, 1st st, Union Course, owner and builder. Cost, \$7,000.

MALBA, L. I.—H. P. Knowles, 52 Vanderbilt av, Manhattan, has plans in progress for ten 2½-sty frame and stucco dwellings on various streets in Malba, L. I., for the Malba Estates, Inc., 217 Broadway, Manhattan, owner. Cost, \$15,000 each.

EDGEMERE, L. I.—Plans have been prepared privately for twelve 1-sty frame dwellings, 14x32 ft, on the east side of Beach 57th st, 94 ft south of the Boulevard, for Springer & Linden, 299 Broadway, Manhattan, owner and builder. Cost, \$18,000.

JAMAICA, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 20x39 ft, at the south side of Islington pl, 289 ft south of Warwick av, for C. A. King, 8 Islington pl, Jamaica, owner and builder. Cost, \$4,500.

WOODSIDE, L. I.—R. L. Lukowsky, Astoria, L. I., has completed plans for a 2-sty brick store and residence, 25x45 ft, at the northeast corner of 5th st and Howell av for R. Froelich, Woodside, L. I., owner and builder. Cost, \$12,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty frame dwelling, 22x33 ft, in the north side of Oak st, 60 ft west of 20th st, for Louis and Eliz Kurz, 141 W 36th st, Manhattan, owners and builders. Cost, \$8,000.

LAURELTON, L. I.—T. C. Desmond Co., 31 Nassau st, Manhattan, has completed plans for six 2-sty frame dwellings, 30x29 ft, at the southeast corner of Franklin blvd and Whitney blvd for Hathron Homes Corp., 50 Pine st, Manhattan, owner. Cost, \$45,000.

BAYSIDE, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 22x26 ft, at the northeast corner of 6th st and Ashburton av for A. M. Jacobus, 122 41st st, Corona, owner and builder. Cost, \$14,000.

ROCKAWAY BEACH, L. I.—J. P. Powers Co., 220 Larkin st, Arverne, L. I., has completed plans for eight 1-sty frame dwellings, 16x24 ft, on the east side of Eldert av, 360 ft north of the Boulevard, for Fred Grainer, Eldert av, Rockaway Beach, owner and builder. Cost, \$6,500.

QUEENS, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 24x25 ft, on the east side of Grand av, 300 ft south of Hollis av, for W. G. Doran, 93 Grand av, Jamaica, owner and builder. Cost, \$5,000.

MIDDLE VILLAGE, L. I.—M. Perlstein, 49 Fulton av, Middle Village, has completed plans for eight 2-sty frame dwellings, 20x50 ft, on the west side of Furman av, 432 ft south of Juniper Swamp rd, for Meyer Krout, Furman av, Middle Village, owner and builder. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Robert Swartburg, 103 Park av, Manhattan, has plans in



## BROOKLYN Metal Ceilings

Ideal, Attractive, Durable, Sanitary, Fire Retardant and Economical.

In our huge stock of attractive designs you will find exactly what you want.

'Phone or call for estimates—

Prospect 1402

**Brooklyn Metal Ceiling Co.**  
287 GREENE AVENUE  
BROOKLYN, N. Y.

## John Gallin & Son

Masons—Builders  
General Contractors  
Repairs, Alterations  
Concrete Floors  
and Sidewalks

6 GOLD ST.

Established 1886

Phone: \*John 2907

## SOMETHING NEW NEW SIDEWALK GRATING

Adopted by the Board of Education, and Public Service Commission of New York, and Architects and Builders Generally—Patented.

Prevents Slipping—Gives Perfect Ventilation  
Send for Descriptive Circular

**HARRIS H. URIS  
IRON WORKS, INC.**

STRUCTURAL and ORNAMENTAL  
IRON WORK FOR  
BUILDING CONSTRUCTION

525 TO 535 WEST 26TH STREET  
Phone: Chelsea 1635 Established 1893

For Quickest and Best Blue  
Prints and Photo Prints

**THE ELECTRO SUN CO.**

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

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



progress for a 4-sty reinforced concrete factory building, 50x100 ft. at the corner of Ely and Wilbur avs for Arnold Levein, owner, care of architect.

COLLEGE POINT, L. I.—Russell G. Cory, 39 Cortlandt street, Manhattan, has plans in progress for a 4-sty and basement reinforced concrete factory building, 50x150 ft. at the corner of 18th street and 5th avenut, for I. B. Kleinert Co., College Point, L. I., owner. Architect will soon be ready for estimates on general contract.

LONG ISLAND CITY, L. I.—B. Robert Swartburg, 103 Park avenue, Manhattan, has started preliminary plans for an 8-sty reinforced concrete factory building, 100x150 ft. at Long Island City for John S. Clark, owner, care of architect. Exact locatio nand details of construction will be available later.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—Frank S. Parker, 44 Court st, Brooklyn, has plans under way for a 1-sty brick garage, 100x200 ft, at the southwest corner of Crescent and 13th sts for Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, about \$50,000.

JAMAICA, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has prepared plans for a 1-sty brick garage and store, 25x116 ft, at the southeast corner of Merrick rd and Sidney av for Thomas Morgan, 87 Merrick rd, owner and builder. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

EDGEMERE, L. I.—W. T. Kennedy, Beach 82d st, Rockaway Beach, L. I., has completed plans for a 1-sty frame store building, 106x54 ft, at the southeast corner of Beach 54th st and the Boulevard for Ruben Brumberg, 61 Lee av, Brooklyn, owner and builder. Cost, \$17,000.

JAMAICA, L. I.—E. G. Peterson, 310 Smith st, Jamaica, has completed plans for a 1-sty brick store building, 20x25 ft, in the west side of Sutphin rd, 120 ft north of Archer av, for Michael Howley, 62 Remington av, Jamaica, owner and builder. Cost, \$4,500.

Nassau.

HALLS AND CLUBS.

FREEPORT, L. I.—Plans have been prepared privately for a 2-sty brick amusement hall, 70x130 ft, at Freeport, L. I., for C. H. Kerr, Railroad av, Freeport, owner and builder. Cost, about \$40,000.

Suffolk.

HUNTINGTON, L. I.—S. M. Dusenberry, Main street, Huntington, L. I., has started plans for an athletic stadium frame, seating about 1,000, at Huntington, for the community field, Town of Huntington, owner. Details will be available later.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

ELIZABETH, N. J.—M. B. Silberstein, 121 Springfield av, Newark, has completed plans for a 3-sty frame flat, 21x62 ft, on Bayway for Carl Wayda, 337 Bayway, owner. Cost, \$7,500.

EAST ORANGE, N. J.—Albert Nuccirone, 9 Taylor st, Orange, N. J., has prepared plans for a 4-sty brick and limestone apartment, 67x77 ft, at 126-130 Bedford st for Mrs. Teresa Monica, 126 Bedford st, owner and builder. Cost, about \$40,000.

PLAINFIELD, N. J.—Wm. H. Clum, 152 Park av, Plainfield, has plans nearing completion for a 2-sty flat, 43x126 ft, with stores, at the southwest corner of 3d st and Plainfield av for Jacob Pashin, 650 3d st, owner and builder.

DWELLINGS.

RIDGEWOOD, N. J.—Herman Fritz, News Bldg., Passaic, has plans in progress for a 2½-sty frame dwelling, 29x34 ft, at Ridgewood for Ed Mercer, 617 Main av, Passaic, owner. Cost, \$9,000.

MOUNTAIN LAKES, N. J.—Herman Fritz, News Bldg., Passaic, has plans in progress for a 2½-sty frame dwelling, 26x30 ft, at Mountain Lakes for J. Hatgood, 170 Broadway, Manhattan, owner. Cost, \$10,000.

RED BANK, N. J.—Holmes & Winxlow, 110 West 40th st, Manhattan, have compelted plans for a 2½-sty frame Colonial dwelling, 35x62 ft, at Red Bank for H. C. Perrino, Red Bank, owner and builder. Cost, \$40,000.

GLEN ROOK, N. J.—F. B. Gresso, 126 Market st, Paterson, has plans in progress for a 2½-sty stucco dwelling, 24x24 ft, at Glen Rook for J. H. Gull, 140 Market st, Paterson, owner. Cost, \$9,000.

NEWARK, N. J.—Fred G. Nobbe, 142 Market st, Newark, has completed plans for a 2½-sty frame dwelling, 28x52 ft, at Brookdale and Lindsley avs for Ferdinand Reinhard, 48 Ridgewood av, Newark, owner and builder. Cost, \$12,000.

EAST ORANGE, N. J.—H. M. Fisher, 483 Bloomfield avenue, has completed plans for 4 2½-sty frame dwellings, 28x36 ft, in Harvard Terrace, for the Charles R. Piper Co., 149 Montrose avenue, South Orange, owner and builder. Cost \$6,000 each.

PATERSON, N. J.—W. C. Pattison, Lawyers Bldg., Passaic, N. J., has plans in progress for a 2½-sty frame residence, 37x34 ft, at Paterson, for Colliger & Steine, 125, Market street, Paterson, owner and builders. Cost \$14,000.

**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**

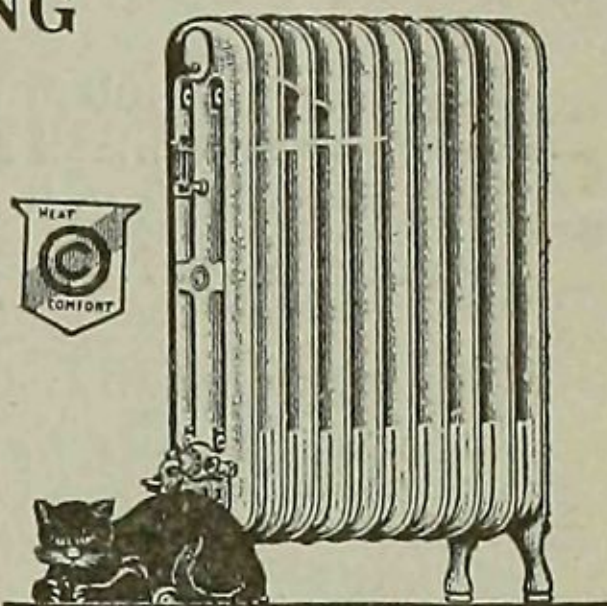
Steam Heat Without Coal means heat when and where desired at a fraction of the cost of other ways of heating. No boiler, coal, ashes, dirt or labor. Each radiator a separate, complete heating unit. No expensive alterations to install—only a gas connection necessary. Neat in appearance—absolutely odorless.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

**EASTERN GAS APPLIANCE COMPANY**

47 West 42nd Street, New York City

Phones: Murray Hill 4619, Vanderbilt 3646

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



**NIEWENHOUS BROTHERS, Inc.**  
 BUILDING CONSTRUCTION

J. H. NIEWENHOUS, President

M. NIEWENHOUS, Treasurer

163RD STREET, Northwest Corner Park Avenue

H. S. NIEWENHOUS, Secretary

A. W. TREAT, General Manager

NEW YORK

**ATLAS WATERPROOFING CO.**

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

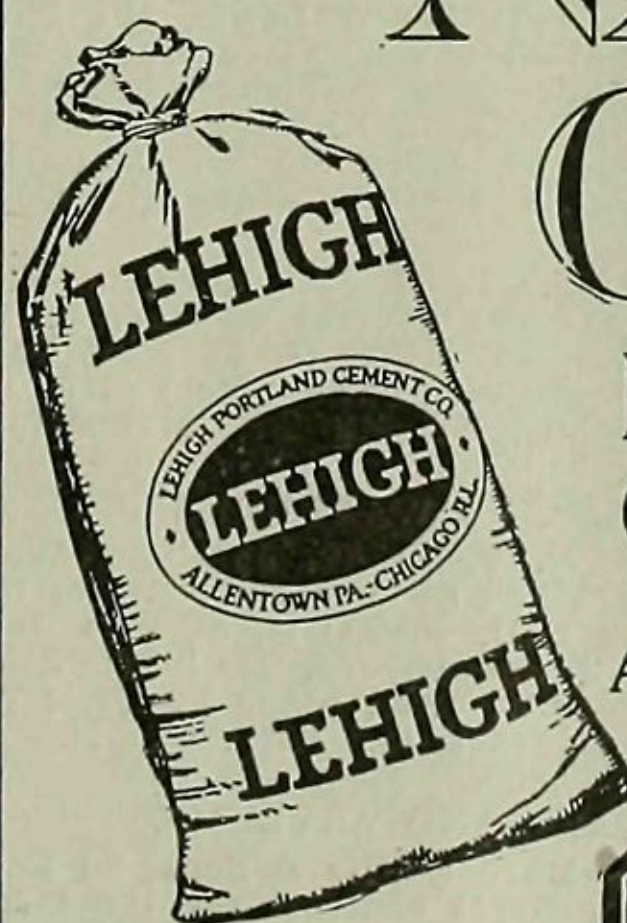
507 Fifth Ave., New York City

14 William St., Jamaica, L. I.

**WELLS ARCHITECTURAL IRON CO.**

Manufacturers of Ornamental Iron Work

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



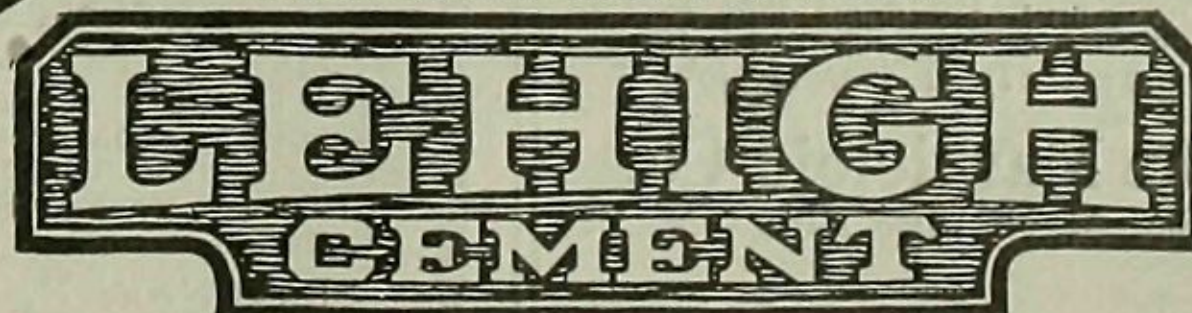
*The*  
**NATIONAL**  
**CEMENT**

**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.





PATERSON, N. J.—W. C. Pattison, Lawyers Bldg., Passaic, N. J., has plans nearing completion for a 2½-sty frame dwelling at Paterson, for David Goldberg, 371 Pennington avenue, Passaic, N. J., owner and builder. Cost \$14,000.

## 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.

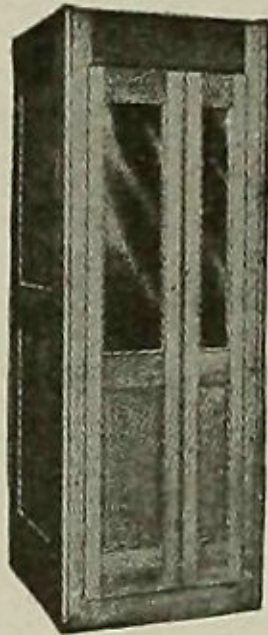
**F. G. FEARON CO.**  
INC.

Builders

280 Madison Av. New York

## Telephone Booths

We CAN furnish our patented folding door booth hardware to contractors for hotels and other jobs where telephone booths are required.



Estimates given.

**ACME CABINET CO., Inc.**  
665 FULTON STREET  
PHONE: MAIN 9333 BROOKLYN, N. Y.

## Why Large Buildings Install MARBLELOID "The Ideal Composition Flooring"

Marbleloid is being put into an ever increasing number of important buildings because it is a satisfactory and efficient flooring. Hard, dust-proof, durable, slow to chip or crack, it has the close texture that repels moisture and the pleasing appearance that brightens the office. Easily applied and inexpensive, it pays dividends from the day it is laid.

Where may we send you full information, samples and a list of Marbleloid installations?

**The Marbleloid Co.**  
830-836 Marbridge Bldg., N. Y.

### FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—Starrett & Van Vleck, 8 West 40th st, Manhattan, have plans in progress for a 1-sty brick factory building, 120x500 ft, on North Arlington av for the American La France Fire Engine Co., Elmira, N. Y., owner. Cost, \$300,000. Architects will take estimates on general contract.

NEWARK, N. J.—Edward W. Grant, 397 Washington av, Newark, has completed plans for a 1-sty brick storehouse, 188x39 ft, at 462 Riverside av for the Upson-Walton Co., owner, on premises. Cost, \$15,000. Owner builds.

PATERSON, N. J.—Charles E. Sleight & Son, Paterson, have plans in progress for a 2-sty brick mill building, 62x140 ft, at the corner of Cortland and Barclay sts for David Pear, owner, care of architects. Cost, about \$50,000. Architects will soon call for estimates on general contract.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, has prepared plans for a 2-sty brick factory building, 52x96 ft, at 33 Wilsey st for Louis Goldfarb, 738 Broad st, owner and builder. Cost, about \$15,000.

### HALLS AND CLUBS.

BAYONNE, N. J.—The Knights of Columbus, James F. Reilly, 669 Av C, contemplates the construction of a 3-sty brick and stone club house, at 669 Av C, to cost approximately \$200,000. Name of architect and details of construction will be available later.

PLAINFIELD, N. J.—Jallade & Lindsay, 37 Liberty st, Manhattan, have completed plans for a 3-sty brick and limestone Y. M. C. A. building, 125x150 ft, at Plainfield for the Young Men's Christian Association, Arthur Harris, president, owner. Cost, \$2,000,000. Architects are about ready for estimates on general contract.

### SCHOOLS AND COLLEGES.

ELIZABETH, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, has plans in progress for a 2-sty brick and limestone school building, 137 x164 ft, at the corner of Bayway and South Broad st for the Board of Education of the city of Elizabeth, Walter B. Timmish, president, owner. Cost, about \$350,000. Owner will advertise for bids on general contract about January 1.

### STABLES AND GARAGES.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, has completed plans for a 1-sty brick garage, 50x100 ft, at 176-178 Elizabeth av for W. L. Blanchard, 160 Sherman av, owner and builder. Cost, about \$15,000.

### CONTRACTS AWARDED.

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

### DWELLINGS.

MANHATTAN.—William Crawford, 7 East 42d st, has the general contract for a 6-sty brick and stone residence, 25x70 ft, at 16 East 89th st for Ruth C. Auchincloss, 134 East 1st st, owner, from plans by Delano & Aldrich, 126 East 38th st, architects. Cost, approximately \$100,000.

MANHATTAN.—William Crawford, 7 East 42d street, has the general contract for a 6-sty brick and stone residence, 25x70 ft, at 14 East 89th street, for C. S. Cutting, 24 East 67th street, owner, from plans by Delano & Aldrich, 126 East 38th street, architects. Cost about \$110,000.

SETAUKET, L. I.—W. & F. W. Crockett, 306 East 59th st, Manhattan, have the general contract for a 2½-sty frame residence, 60x40 ft, with garage, at Setauket, L. I., for Mrs. Charlotte Flatan, owner, care of Theo. Visscher, James Burley and Harold F. Patterson, associated architects, 363 Lexington av, Manhattan.

BAYSIDE, L. I.—Tucker & Lewis, 101 Park av, Manhattan, have the general contract for a 2½-sty frame and stucco residence, 38x28 ft, with garage, at Bayside, L. I., for E. C. Welsh, owner, from plans by Josephine W. Chapman, 46 Washington sq, Manhattan, architect. Cost, \$10,000.

KEW GARDENS, L. I.—S. Hansen, Kew Gardens, L. I., has the general contract for a 2½-sty brick dwelling, 30x60 ft, at Kew Gardens for Lewis D. Marrett, owner, from plans by Terwilliger & Sohn, 452 5th av, Manhattan, architects. Cost, \$13,000.

### FACTORIES AND WAREHOUSES.

PORT JERVIS, N. Y.—O. W. Shelly, 1 West 34th st, Manhattan, has the general contract for a 1-sty brick silk mill, 46x200 ft, at Port Jervis, N. Y., for S. J. Sonnenberg, 220 Straight st, Paterson, N. J., owner, from plans by Fred W. Wentworth, 140 Market st, Paterson, N. J., architect. Cost, \$25,000.

### HOSPITALS AND ASYLUMS.

MANHATTAN.—Marc Eidlitz & Sons, 30 East 42d st, have the general contract for the large hospital to be erected on 5th av, 105th to 106th sts, for the Hahnemann Hospital, owner, from plans by York & Sawyer, 50 East 41st st, architects.

BAYONNE, N. J.—Franklin Rock, 354 West 24th st, Manhattan, has the general contract for the power plant, 1-sty brick, 57x36 ft, in East 30th st, near City Hall, for the Bayonne Hos-

pital, owner, from plans by Crow, Lewis & Wick, 200 5th av, Manhattan, architects. Cost, approximately \$250,000.

### STABLES AND GARAGES.

MANHATTAN.—Richard Carvel, 401 West 59th st, has the general contract for a 2-sty reinforced concrete garage, 75x100 ft, at 247-251 West 60th st for the Carman Realty Co., 401 West 59th st, owner, from plans by J. C. Cocker, 2017 5th av, architect.

BROOKLYN.—Kennedy Construction Co., 215 Montague st, has the general contract for a 1-sty brick garage, 30x91 ft, at 259-251 Pearl st for John C. Williams, Woolworth Building, Manhattan, owner, from plans by Helmle & Corbett, 190 Montague st, architect. Cost, \$15,000.

NEWARK, N. J.—Henry M. Doremus Co., 36 Orange st, Newark, has the general contract for a 1-sty brick and terra cotta garage and automobile showroom, 135x324 ft, on the south side of Washington st, adjoining the Public Library, for the American Realty Co., 760 Broad st, owner, from plans by Wm. Lehman, 733 Broad st, architect. Cost, about \$200,000. Lessee, Buick Motor Car Co., 45 William st, Newark.

### STORES, OFFICES AND LOFTS.

MANHATTAN.—T. J. McWalters, 225 5th av, has the general contract for alterations to the 6-sty brick loft building, 80x90 ft, at the corner of Trinity pl and Thames st for the Hamilton Press, Inc., 40 Stone st, from privately prepared plans. Cost, about \$70,000.

LONG BEACH, L. I.—Johnson & Molitor, Long Beach, have the general contract for a 1-sty brick and frame store building, 20x45 ft, in West End for John Palmer, 204 9th av, Manhattan, owner, from plans by Paul Jagow, P. O. Building, Long Beach, architect. Cost, \$5,000.

## 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.

Tuesday, December 16, 1919, at 10 a. m.  
Appeals from Administrative Orders.  
853-19-A—182 Thompson street, Manhattan.

## IF YOU ARE BUILDING OR ALTERING

Alterations, properly planned and executed, will transform those old buildings into modern structures paying dividends that will cover the expenses of alteration in a surprisingly short time. Restaurant construction a specialty.

## FRANK & FRANK CONTRACTING CO., INC.

Builders and General Contractors  
244 W. 42nd St. Phone: Bryant 1417

## Invest In Building

Every building we erect is constructed in the most substantial, lasting way which means a maximum profit to the owner.

Tel. Murray Hill 7916-7

## A-J Contracting Co., Inc.

ARON H. JACOBSON, Pres.  
101 Park Ave. New York

Phone: Riverside 10437

## VOGEL and ROTKIN Painters and Decorators

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



- 857-19-A—799 Steinway avenue, Long Island City, Queens.
- 864-19-A—541 Broadway, Long Island City, Queens.
- 868-19-A—440 East 26th street, Manhattan.
- 870-19-A—278 Tenth avenue, Manhattan.
- 872-19-A—19 Sixth street, Queens.
- 908-19-A—401 Oceanview avenue, Queens.
- 910-19-A—27-29 East 7th street, Brooklyn.
- 914-19-A—End of Pier foot 25th avenue, Ulmer Park, Brooklyn.
- 917-19-A—870 East 169th street, The Bronx. *Under Building Zone Resolution.*
- 602-19-BZ—2653 Webster avenue, The Bronx.
- 756-19-BZ—1019-1021 East 176th street, northwest corner 176th street and Boston road, The Bronx.
- 850-19-BZ—153-157 Rogers avenue, Brooklyn. Reopened September 30, 1919.
- 861-19-BZ—554 West 174th street, Manhattan.
- 816-19-BZ—798-802 Park avenue, Brooklyn.
- 867-19-BZ—9402 Fort Hamilton avenue, southwest corner Fort Hamilton avenue and 94th street, Brooklyn.
- 869-19-BZ—494-500 Sterling place, Brooklyn.

Bulletin of the Board of Standards and Appeals will be mailed each week *only to subscribers and to public officials entitled to receive free copies.* The subscription price will be \$2.50 a year,

payable in advance. Single copies may be had at the office of the board for five cents or will be mailed on request on receipt of seven cents.

**BOARD OF STANDARDS AND APPEALS.**  
 Tuesday, December 16, 1919, at 3 p. m.  
*Tests of Appliances Submitted for Approval.*

**BOARD OF APPEALS.**  
 SPECIAL MEETING.  
 Thursday, December 16, 1919, at 10 a. m.  
*Appeals from Administrative Orders.*  
 898-19-A—421-423 East 6th street, Manhattan.  
 900-19-A—70 Eldridge street, Manhattan.

**BOARD OF APPEALS.**  
 Tuesday, December 23, 1919, at 10 a. m.  
*Under Building Zone Resolution.*  
 445-19-BZ—5221-5227 Broadway, Manhattan.

**BOARD OF STANDARDS AND APPEALS.**  
 Tuesday, January 6, 1920, at 2 p. m.  
*Petitions for Variations.*

- 2222-17-S—56-58 Grove street, Manhattan. Reopened October 24, 1918.
- 863-19-S—12 West 29th street, Manhattan.
- 873-19-S—311 Broadway, Manhattan.
- 894-19-S—136-138 West 24th street, Manhattan.
- 899-19-S—19 West 23d street, Manhattan.
- 907-19-S—41-43 Elizabeth street, Manhattan. *Bakery Cases.*
- 902-19-S—194 Hamilton avenue, Brooklyn.
- 913-19-S—259 Eighth avenue, 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 premises 958-964 University avenue, 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.

**BOARD OF APPEALS.**  
 Tuesday, January 13, 1920, at 10 a. m.  
*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 & 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.

**FUEL OIL RULES.**

The Rules Governing Storage and Use of Fuel Oils and Construction and Installation of Oil-Burning Equipment, adopted by the Board of Standards and Appeals, by unanimous vote, on Thursday, November 6, 1919, after thorough study and investigation extending over a period of five months and after extended public hearings, became effective, under the law, on December 1, 1919.

Plans for installations under these Rules are not to be filed with this Board, but are to be submitted to the Fire Commissioner, who is the administrative official charged with the enforcement of these Rules.

JOHN P. LEO, Chairman.

**POINTS OF COMPASS ON PLANS.**

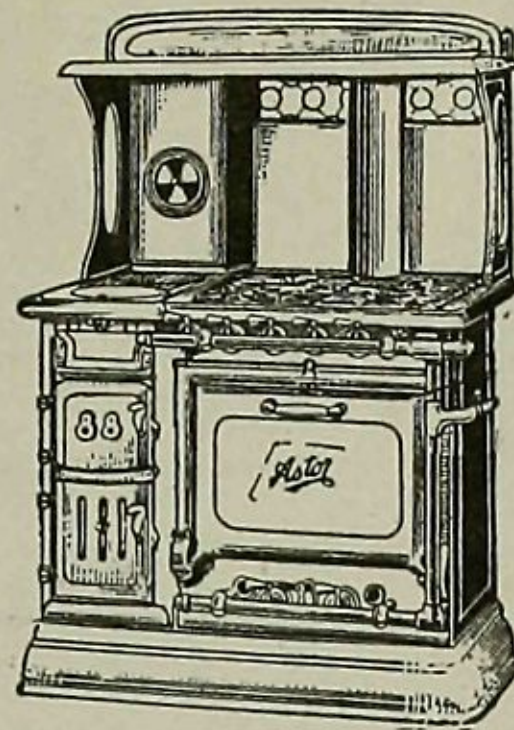
Petitioners are advised that their plans should show the points of the compass.

Frequently petitions will refer to the "north side" of a building while on the plans filed with the petition there is nothing to indicate which is the north side.

Hearings will be simplified and the time of petitioners and of the board will be saved by attention to this matter.

**BULLETIN MAILED TO SUBSCRIBERS ONLY.**

Notice is hereby given to all persons that the



*The*  
**UNION STOVE WORKS**

Headquarters for Builders for  
 Kitchen Ranges for Coal or Gas, Furnaces, Heating Boilers, Laundry Apparati  
**THE GREAT "ASTOR" LINE**  
 70 BEEKMAN STREET  
 Established 85 Years Telephone: Beekman 2490

**HECLA IRON WORKS**

ESTABLISHED 1876

**Architectural Bronze and Iron Work**

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

**DISTINCTIVE MARBLE WORK**

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

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

**A. R. ZICHA MARBLE CO.**

813 Vernon Avenue Long Island City

Telephone, Astoria 1930

**KEWANEE**

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

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

**KEWANEE BOILER COMPANY**

47 West 42nd St., New York





# 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 11th STREET

## "McLaury for Tile"

When in doubt always use  
tile for walls, floors, stair,  
ways, etc. The first cost  
may be a trifle more than  
that of other perhaps in-  
sanitary, unattractive and  
commonplace materials,  
but the final cost is far  
lower. And who can ac-  
curately estimate the  
moral effect and the in-  
creased efficiency due to  
bright, sanitary tile in—  
for instance—a modern  
industrial plant?

D. H. McLAURY  
TILE CO., Inc.  
103 Park Ave., New York

Tel. {9764} Murray Hill  
{9765}



## The Lawrence Cement Company

1 BROADWAY, NEW YORK

"CONCRETE FOR PERMANENCE"

## WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Greeley 670

# A.B.S.E.E.

ELECTRIC  
ELEVATOR  
COMPANY

220 BROADWAY  
NEW YORK