

# Real Estate Record and Builders Guide

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

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# EDITORIAL

## The High Cost of Strikes

Based on an exhaustive survey, which covered every State in the country, the New York Sun makes the astonishing statement that strikes during the past twelve months have cost the American people at least two billion dollars. It is calculated that the strikers themselves have lost \$723,478,300 in wages and that the money loss sustained by industry totals \$1,266,357,450.

These figures, in many instances, are based on official statistics, and in other instances on data gathered from authoritative sources. Nineteen-Nineteen seems destined to stand out in history as the Year of Strikes. Labor disturbances have been so frequent and have taken place in so many sections in the country that few people could fail to have realized the wide extent of these disturbances. It is to be doubted, however, if even the usually well informed had any conception that these strikes have been so numerous, have involved such a vast number of laborers, or have cost such a tremendous sum to both labor and industry.

A great deal of the unrest which has prevailed must be attributed to the activities of the I. W. W. and other agitators, many of whom have made little attempt to conceal their desire to substitute Soviet ideas for the established principles of law and order. Publication of the statistics which the Sun has gathered should spur all friends of orderly government to renewed efforts against these propagandists.

The greatest disturbances of the year have taken place in the states of New York, Pennsylvania, Illinois, Ohio, Washington and West Virginia. In loss to the strikers themselves Pennsylvania comes first with an estimated total of \$110,000,000 in wages. The loss in wages of New York strikers is placed at \$100,000,000, in Illinois at \$90,000,000, in Washington at \$90,000,000, in Indiana at \$65,000,000 and in West Virginia \$60,000,000. In each of these states the loss to industry because of the strikes is estimated at practically double the sum lost in wages by the strikers. It is worthy of note that in only ten states have labor disturbances been so rare during the year as to make the damage caused by them negligible.

Disastrous as have been the year's strikes to industry, these figures indicate that they have been relatively much more disastrous to the strikers themselves. In this fact lies the hope that it will be many years, if ever, before industry again will be subjected to such far reaching disturbances as have marked the year now drawing to a close.

## Something for Landlords to Do

Real estate men and all other citizens interested in the welfare of the city will be astounded by the facts presented in this issue of the Record and Guide relative to the rent strikes which have been so numerous in the last year or two. It has always been acknowledged by well-informed realty men that the practices of many "leasters" were

objectionable and deleterious to the best interests of the real estate business. There has been no strong objection to the action taken by the Board of Aldermen providing for the licensing of "leasters" so that those among them who bring the real estate business into disrepute can have a brake put upon their operations. If the Mayor signs the ordinance it should, and doubtless will, meet with general approval.

That "reds" have caused a large part of the trouble between landlords and tenants has long been suspected. The facts which the Record and Guide now presents in collated form show how far the agencies working for disorder have succeeded in pushing their iniquitous propaganda. Assistant District Attorney Waugh is proceeding with all the resources at his command to frustrate the activities of the local followers of Lenine and Trotsky. He points out how for their own benefit landlords may and should act towards those tenants with whom they come in contact. That it is a duty to the state as well as a matter of good business to prevent the substitution of Soviets for the reign of law and order should stimulate all property owners to follow Mr. Waugh's suggestions.

If each realty man makes it his business to thwart the Bolshevik tendency in his own baliwick, the city and the nation will be made safe from overturn by those who would bring about a reign of destructiveness and terror.

## The Environs of the New Court House

It would be unjust to withhold approval of the plans proposed by the Hylan Administration for the County Court House, whatever may have been its extravagances in other directions as indicated by the record-breaking budget for this year. Real estate men have vigorously opposed the building of the \$21,000,000 circular court house on the ground of its excessive cost. Added to the expense of the site, which now amounts to \$15,000,000, the estimated cost of the discarded improvement was \$36,000,000, with the probability that completed and furnished it would have added forty millions to the taxpayer's already-heavy burden.

There is little doubt that more than half of the plot acquired by the city, and already paid for, can be sold and with the proceeds the proposed hexagonal building erected. The approval of the plans by the judges indicates that their revision to eliminate unnecessary features and so reduce the cost has not affected their value from the utilitarian standpoint. The architectural features of the building now proposed are sufficiently striking and meritorious and the saving to the city is of such proportions as to meet with universal approval.

It is to be hoped when the portions of the site not now needed are disposed of that sales be made with restrictions as to the height of buildings to be erected on them so that the Court House itself will not be dwarfed by comparison with skyscrapers surrounding it. There should be no difficulty about this because the site covers



in part the old Collect Pond and is unsuitable for tall buildings. It might also be made a condition of sale that the facades of buildings on these plots shall be passed on by the proper competent authorities so that the group of buildings which will arise on every side of the Court House shall be in architectural accord with it and with each other. By this means the surroundings of the Palace of Justice can be made one of the most attractive in the

city, whereas it is now one of the most unsightly.

As these buildings probably will be occupied largely by lawyers the Bar Association might unite with the Municipal Art Commission in formulating procedure for making the locality notable for its architectural appearance and for its adaptability for the purposes to which its buildings will undoubtedly be put by those whose practice takes them to this neighborhood.

## Exemption of Mortgages Will Assure Money for Building Purposes

By JOHN L. PARISH, Secretary Advisory Council of Real Estate Interests.

Most of the arguments made by interested parties in opposition to the proposed exemption of the income from \$40,000 of mortgages in any individual ownership from taxation under the income tax law ignore entirely the fundamental errors in that law, and the damage they have already done and still continue to do to one of the most essential of all the country's industries.

With their general statement—that it would be better, perhaps, that there should be no exemptions whatever from taxation under the income tax law there is little occasion for quarrel. That is an abstract, theoretical proposition which it is not necessary to argue in this connection, because it has been subordinated in all the history of tax legislation in this country: in the organic law in relation to the exemption of all State and municipal stocks and bonds, and in the acts of Congress and all the State Legislatures when and wherever it has seemed to be to the best interests of the people to do so.

But, as was said originally by a certain President of the United States, "It is a condition, not a theory, that confronts us." The building industry of the country is languishing for lack of financial support.

This lack of financial support is traceable directly to the operation of the income tax law. By putting the income from mortgages under taxation it has driven and is continuing to drive private investors entirely out of the mortgage line of investments. They cannot be expected to invest their money in low interest paying securities, such as mortgages have always been, when much—even to the greater part of the interest upon them—is certain to be taken away from them by this tax.

Representatives of the Merchants' Association, The Advisory Council of Real Estate Interests, the United Real Estate Owners Association, the Real Estate Board and the New York Board of Title Underwriters, after due consideration, arrived at the conclusion that the only method by which the tension of this situation could be relieved before irreparable injury should be done was by restoring the inflow of capital to the mortgage branch of the market.

Finding that the income tax law was the obstacle that

had diverted the flow of capital to other forms of investment they had a bill prepared for the amendment of that law which should remove that obstruction and restore the normal flow of capital to the mortgage market and so make such capital available for the uses of the builders and all the collateral industries to the great building industry.

This bill is known as the McLaughlin bill, having been introduced in the House at Washington by Congressman James C. McLaughlin of Michigan. It is now in the Ways and Means Committee of the House, of which Hon. Joseph W. Fordney is chairman. It provides for the exemption from taxation under the income tax law of the income from \$40,000 (or less) of mortgages held by any individual investor.

It is the strong conviction of everyone who is sufficiently informed to advise on tax policies that this amendment will operate to supply the mortgage market and through it the building industry with all the funds needed for the reconstruction and development of that industry in all the cities of the country, on normal lines.

The opponents of this bill offer their method of relief to the building industry and from the housing shortage a proposition to do away with all exemptions. But they must know that any such proposition is impossible of achievement, because it would involve amendment of the Federal Constitution and that could never be obtained because the states would never consent to it.

There is an alternative, to which, it is suspected, it would not be difficult to obtain their consent—to wit: an increase of the rates of interest on all mortgages by from 25% to 50%—by requiring borrowers to pay from 7% to 9% interest instead of the 5% to 6% they have been accustomed to pay.

That, of course, would be a blow of disastrous consequences to all real estate interests and it is to avert that blow, as a secondary object, that the above-named organizations are demanding the enactment of the McLaughlin bill. They accordingly invite everybody who is interested in real estate investments and in keeping rents from going any higher to write to Mr. Fordney urging favorable action by his committee on the McLaughlin bill.

## Lessees of Tenements Must Obtain City Licenses

Lessees of tenement house in New York City will be required to take out a license to do business in New York City as the result of the ordinance passed by the Board of Aldermen on Tuesday. The ordinance now goes to Mayor Hylan for his signature. In view of the fact that the Mayor's Committee on Rent Profiteering has already approved of it there is little doubt that the Mayor will sign it. The ordinance amends Chapter 14 of the Code of Ordinances relating to licenses by adding a new subdivision entitled "Lessees of Tenements" and by adding a new article to be known as Article 16.

The following definition of a lessee is given in the ordinance: "A person, corporation or partnership who or which leases a tenement in the city of New York having three or more dwelling apartments and subleases any portion or part of the said tenement to three or more persons shall be deemed to be a lessee of tenements intended

within the terms of this ordinance."

The Commissioner of Licenses, with the approval of the Tenement House Commissioner of New York City, will license in his direction such lessees of tenements as will have complied with the rules and regulations laid down by the Board of Aldermen, which are subject at all times to amendment by the Board of Aldermen. The annual license fee for such tenement lessees will be \$25, and \$10 for each additional building. The license must be taken out on or before January 1 of each year. The Commissioner of Licenses, after a hearing, is given power to suspend or revoke at any time any of these licenses and any person, firm or corporation whose license has been revoked will be ineligible to procure a new license for at least three years from the date of the revocation of the license by the Commissioner. The ordinance, if approved, will become effective January 1 and will apply to all "leasers" of that time and the future.



# REAL ESTATE SECTION

## Rent Strikes Largely Due to Bolshevik Propaganda

Soviets Started With the Avowed Intention of Causing Disturbances That Would Bring About Social Upheaval

EVIDENCE has come to light that so-called Tenants' Leagues in this city, organized ostensibly for the purpose of helping deserving rent payers, are really promoted and controlled by agitators. Revolutionary elements have seized upon this new means of spreading propaganda for the purpose of building up their political power. Although no mention is made of politics at the time of the organization of the various branches of the Tenants' League, radical Socialists or communists have always been and still are the leaders and organizers. This and other startling information has developed as the result of investigations made by the District Attorney's office and at the John Doe proceedings held before Chief Justice Kernochan of the Court of Special Sessions, in an effort to learn about the workings of the League on the East Side, the Bronx and in Brownsville. At these proceedings, Justice Aaron Levy and Justice Harry Robitzek of the Municipal Court, both testified to the dangerous proclivities of this organization. Both justices suggest that its activities should be curbed. District Attorney Swann has planned to take drastic measures at the first overt act.

Judge Levy testified that from his observations of the methods and workings of the leagues they were being organized and promoted by radical Socialists and Bolsheviki, not for alleviating rent conditions or settling disputes between landlords and tenants, but "to lead this great mob of people into anarchy, riot and revolution."

He said, "I believe there is a carefully planned, comprehensive scheme through the instrumentality of the Tenants' leagues are skilful in sowing the seeds of discontent. They know how to take advantage of the previous conditions under which these poor people lived in the countries of their origin and made them believe, in their ignorance, that conditions here are worse.

"As I go through the East Side I hear Bolshevism preached on the street corners and from the tails of trucks, and it is talked in groups of two or three or five. Everywhere you go in that crowded section you hear it talked openly. I know how easy it is to organize tenants, how much easier and simpler than to organize the workers in an industry; and I know that if this poisonous virus is not removed these people will be able to lead this great mob of people into anarchy, riot and revolt.

"If they succeed in their plans to organize 250,000 families in this city into leagues impregnated with the poison of Bolshevism there is no instrumentality of government that can cope with the situation. If these 250,000 families, or even 50,000, should all declare at once, as is the plan of the league organizers, 'We will pay no rent,' how could the situation be met? There are fewer than 100 city marshals attached to municipal courts and they would be lost in any endeavor to handle 50,000 families. Even if the militia and the state constabulary were called out, they would be unable to handle such a situation. That is what the organizers were working for—to bring about the overthrow of law and take the government into their own hands.

"In 1917 I advocated deportation for these fellows. Now I think we need something more drastic, something quicker. The Government is too lenient."

Justice Robitzek testified along similar lines.

A Socialist lawyer for the Greater New York Tenants' League has estimated that there are 100,000 families directly interested in the League. Alderman Abraham Beckerman, a Socialist, president of the East Side Tenants' League, which has its headquarters in the Socialist rooms at 106 Avenue C, and who is quoted as saying that the "Socialist Party and the Tenants' League are blood relatives," predicts that there will be 250,000 families enrolled in the league by spring. "The Socialists have pushed the movement," declares Alderman Beckerman. "The Socialist Party and the Socialist Consumers League have organized the Tenants' League and in almost every case the headquarters of the Tenants' Leagues are in the headquarters of the Socialist Party. Where the headquarters are not in the same building they are close neighbors. In the case of the East Side Tenants' League the Socialist Party pays the rent of the headquarters."

The movement began about a year ago in the Bronx, with the incorporation, on December 18, 1918, of the Greater New York Tenants' League. The incorporators included Mary Mardfin, 2020 Washington avenue; Robert L. Noah, 200 West 94th street; Bernard J. Blickman, 902 Eagle avenue, and Philip DeVoe, 736 West 181st street. Soon after, the League pushed its way down from the Bronx into Harlem and organized the East Harlem Tenants' League. This branch has developed such radical tendencies that it has been cast off by the Bronx parent. It was in the East Harlem Branch that Detective Sergeant Paul Martin found inscribed on the wall the following revolutionary creeds:

"No Americans Allowed," "Which Flag Do You Like?," "The Red, White and Blue," "Blood, Blood, Blood," "The Red Flag," "Revolutionary Red Socialism," "Why Fool Yourself?" "Don't You Know That Revolution Is Coming Anyway?" "One for All Proletarians," "All for One Through Proletarian Dictatorship," "Lenine, President, People's Comisariat."

Besides the parent organization in the Bronx and the East Harlem Tenants' League, with its two branches, there are the West Harlem Tenants' League, the Yorkville Tenants' League, the East Side Tenants' League, the Williamsburg Tenants' League, the Brownsville Tenants' League and the Brooklyn Tenants' League, with two branches. In all the leagues the membership fee is \$1 a year, but in some cases additional "security," ranging from \$5 to one month's rent is demanded. The "security" is a forfeit to go into the League's treasury in the event that a tenant weakens and pays his rent in advance of settlement when a strike has been declared against the landlords. In the East Side League, a new member receives on payment of dues, as security, half a dozen signs printed in red, in English and Yiddish writing, "This house is on strike." They are to be hung in the windows when a rent strike is declared against the landlord. Leagues furnish pickets. Violence often accompanies a strike.

Investigations conducted by Assistant District Attorney Theodore L. Waugh show that, although they are keeping out of the courts, the organizers are secretly as active as ever. Indications are that they advise members not to go to court unless forced by landlords, and they also advise them not to appeal to the Mayor's committee on Rent Profiteering. Discontent is the main object.

Since Election day, organizers have been engaged in plans



to spread their organizations over the entire city and start a membership drive. On November 8, a meeting was held in the Socialist headquarters at 106 Avenue C, attended by eighteen delegates representing six tenants' leagues in different parts of the city. Delegates represented the Greater New York Tenants' League of the Bronx, Harlem Branch, the Williamsburg League, the Brownsville League, the Borough Park League and the East Side League.

One of the delegates from Williamsburg declared that it was proposed to organize a city-wide rent strike next spring. It was decided to form a union of leagues to carry out the plans, and a committee of five was appointed to frame plans of organization.

Those chosen were Herman W. Berger, counsel for the East Side league; Bernard J. Blickman, a member of the executive committee of the Bronx league; Bobertz, of the Harlem league; Wolfson, of the Williamsburg league, and Harman, of the Brownsville league.

On Monday of this week, Assistant District Attorney Theodore L. Waugh stated that from information which detectives had gathered he was inclined to believe that the publicity attending preliminary criminal proceedings had driven the radical tenants' league organizers to cover. "They are now working very slowly," he said, "keeping continually in mind the power of the Penal Law. Even the most ignorant tenants now hesitate to join these movements, both for fear of the law and from thinking with shrewd suspicion that the money they contribute will be wasted. No new apartment house "soviets" have been organized openly. Such a movement is hard to keep up merely by the aid of secret propaganda."

The Assistant District Attorney has accepted a considerable number of invitations to speak before associations of property owners, and states that he will be glad to attend others. On such occasions he is accompanied by witnesses, who explain fully the plans of the Tenants' League, and its aims. After presenting these facts to property owners, Mr. Waugh urges them to refrain from harsh methods with their tenants, from avoidable raises in rents, and especially from doing anything to bring about wholesale changes of tenants at the present time.

Discussing the situation this week, he said, "Disputes and quarrels can be best avoided by personal interviews between the landlord and his tenants. This is no time for a landlord, no matter how much his losses have been in the past, to attempt suddenly to make large profits. Discounting fully the perhaps overdrawn picture of the danger of a general uprising of tenants, the fact remains that there is an immense amount of dissatisfaction among all classes of tenants. Even if it does not culminate in strikes there is sure to be an appeal to the legislature for stricter laws. Every one agrees that the great prevalence of leasing tenement and apartment houses as a whole is responsible for most of the trouble. The hateful terms "leaster" and "realestatenik" are applied to a class of operators which the legislature will be asked to regulate in its next session. Appeals of this character are sure to be popular. Every assemblyman from New York has something of the sort already prepared or in mind. In this situation there is great danger to the legitimate and considerate owner of apartment house property. One of the most radical proposals is the repeal of the Summary Disposses Act, throwing the landlord back on the long common law remedy of re-entry or ejectment. Such a situation keeps the values down, hinders a healthy market and discourages new building."

The Assistant District Attorney endeavors to persuade the landlords, in the meetings which he addresses, that it is their duty to act in every manner which they can think of to allay this discontent. Several of the property owners' associations, after fairly understanding the matter, have passed resolutions appointing boards of arbitration from their own members. Some issue printed literature for the perusal of tenants. Owners, with the assistance of the association to which they belong, have cancelled the rights of "leasters," resumed control of their own property, and eased the situation by yielding some net revenue in the interest of stability of future

return on the property. All of these efforts have diminished the activity of the tenants' league organizers.

Assistant District Attorney Waugh stated that the situation was still full of possible disaster. "If there is any general movement among landlords to increase rents on the first of January or the first of April," he declared, "there may be a re-opening of the whole difficulty. It is directly to the interests of the principal owner, not only of the cheaper class of tenements, but all apartment houses occupied by the great middle class, to keep on the job himself, see all of his tenants, explain his plans and his necessities, and at all times hold himself available to listen to their grievances. This is the manner in which employers of labor, by personal contact, clear up misunderstandings and it is the least that the landlord can do."

The John Doe inquiry was ordered last month by District Attorney Edward Swann, following a conference with Nathan Hirsch, chairman of the Committee on Rent Profiteering, who was instructed by Mayor Hylan to investigate numerous complaints that these organizations were fomenting trouble between landlords and tenants. Mr. Hirsch's committee had for some time conducted an investigation into the activities of certain East Side organizations and had reported their findings to the Mayor. In a letter which he sent to Mr. Hirsch, the Mayor said:

"My attention has at various times been called to the fact that a number of organizations in this city are operating along lines which create dissensions between landlords and tenants, even to the extent of fomenting so-called rent strikes and advising people to damage property.

"If any tenant has a grievance, your committee is ready to listen to every complaint, and there is no need for people to organize rent strikes or to attempt to take the law in their own hands.

"As chairman of the Mayor's Committee on Rent Profiteering, I wish you would confer immediately with the Honorable Edward Swann or any other of the District Attorneys in the various counties, to the end that John Doe proceedings may be held publicly, that the facts may be spread on public record."

Chairman Hirsch, discussing the proceeding, declared that the facts could be readily ascertained through such means. He said: "Tenants have joined these associations in the belief that they would receive aid instead of appearing before the Mayor's Committee on Rent Profiteering. They have been badly deluded, for they have lost money, and in many instances have been evicted.

"The disturbances created by these organizations have done incalculable harm and have resulted in loss of just revenue to many landlords. Ultimately the loss will be felt by the city's Tax Department. Strikes have even been called where the landlord had no intention of raising the rent.

"We have records of cases where in effect the tenants undertook to set up Soviet government, and we know of others where the actions of these leaders have been little less than anarchistic. Most of those to join these societies are foreign born, and they have no idea that their actions thereafter have been in direct violation of the law."

The standardizations of commissions for renting and selling and the adoption of standardized blank forms were favored at the third annual convention of the New Jersey Real Estate League in session at the Hotel Chalfonte, Atlantic City, last week.

The organization also went on record as favoring advertising on an extensive scale and gave its approval to the admission of real estate boards into the league as associate members, with the proviso that real estate operators in sections where there are no organizations be admitted as members at large. A plan for dividing the state into districts, with a governor as supervisor for each, was referred to the board of governors for consideration to report back to the general body.

Robert D. Clow, Jr., of Camden, was elected president.



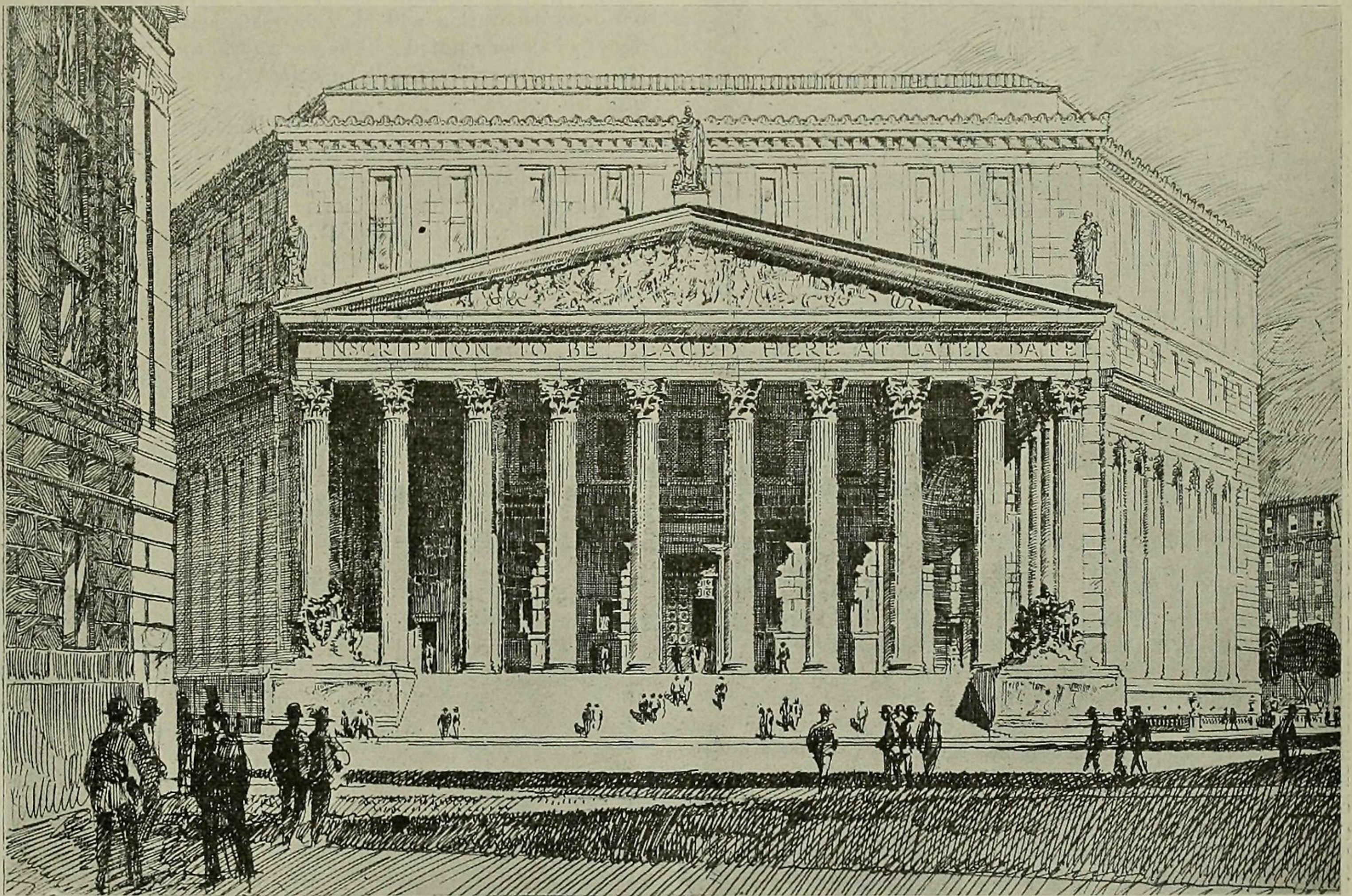
# Many Millions Saved In Cost of New County Court House

## Hexagonal Building With All the Best Features of the Proposed Circular Structure To Be Built on Part of Site

PLANS for the new County Court House have been made public by Comptroller Charles L. Craig, Chairman of the Court House Committee by the Board of Estimate and Apportionment, which, under the law passed at the last session of the Legislature, acquired all the powers and duties of the old Court House Board. In his statement the Comptroller recites the various acts leading up to the plan now decided on, from the creation of the old Court House Board by the Legislature in 1903. This board acquired the plot bounded by Leonard, Lafayette, Baxter and Park streets on August 5, 1913, at a cost to the city of \$6,243,686.35, and plans of a circular court house estimated to cost about \$21,000,000 were prepared by Mr. Guy Lowell, after his selection as architect by a jury by award. Additional land was purchased on May 6, 1915, at a cost of \$5,152,612, making

Under his contract, Mr. Lowell had already earned and received about \$300,000, and in the event that his services were not utilized it is estimated that he would be entitled to receive a further payment of about \$300,000. This sum would be saved entirely by the continuation of Mr. Lowell's employment for a revised plan. It was determined to continue Mr. Lowell's employment and to request such revision of the plans as would eliminate the extravagant and unnecessary features embodied in the circular court house and endeavor to provide a building ample for all the purposes contemplated by the act at a materially reduced cost. State Architect Lewis E. Pilcher was employed until December 31, 1919, in an advisory capacity.

The new building planned by Mr. Lowell to take the place of the circular court house is hexagonal in form; and is so



FACADE OF PROPOSED COUNTY COURT HOUSE.

the total cost of the site \$11,396,300.35. Subsequent costs, loss of taxes, interest, etc., have brought the total up to fully \$15,310,000.

When the new Court House Committee of the Board of Estimate and Apportionment came into existence one of the first questions for the committee to determine was whether the solution of the question lay in the reconstruction of the existing Court House in City Hall Park, or in the erection of a new building. The great expense and difficulty of adequately reconstructing or remodeling the existing court house and the practical impossibility of housing the Supreme Court and County Clerk while this operation was being carried out over a period of possibly two years that the work would extend, resulted in a speedy determination to eliminate that proposal.

The committee then turned to the consideration of the construction of a new court house on the site referred to above.

located on the land acquired that approximately 75 per cent of such land can be salvaged and made available for other purposes.

The reduction in the cost of the building under existing prices from approximately \$21,000,000 to \$7,000,000, and the salvaging of approximately three-fourths of the real estate acquired has been accomplished without sacrificing or stinting in any respect the space required for judicial and clerical purposes.

The court rooms are in fact a trifle larger than those provided in the plan for the circular building.

The new hexagonal building provides for 32 court rooms for the Supreme Court. It is possible by a slight change in partition walls to double the size of three of these rooms. By this arrangement the total number would be 29 rooms of which three would be double ordinary size in order to make them available for the so-called Motion Parts and the use



of the Appellate Term. Ten court rooms are provided for the City Court.

Mr. Lowell has furnished a description of the building provided for in the new plans, as follows:

The new Court House will be built of the same excellent materials and will have the same carefully worked out conveniences as the building originally planned.

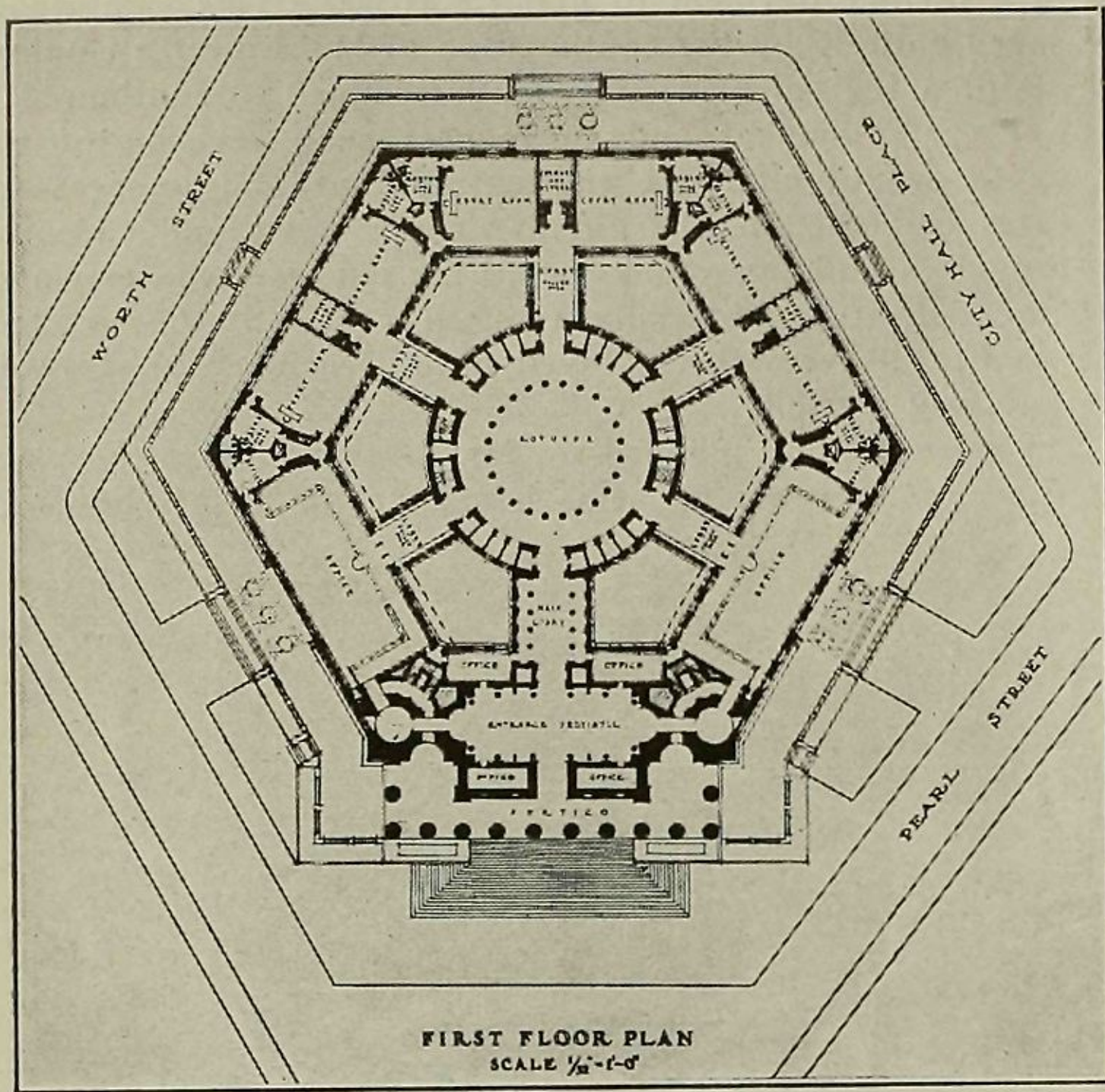
The same quiet and accessibility are provided for the court rooms; privacy for the justices, ample facilities for the law-

Above are more of the Supreme Court rooms, occupying the third and fourth floors. On these floors are located the library, stack rooms, etc. The fifth and sixth floors are lower and are set back from the inner court wall, leaving a space which can be used as a terrace and enlarging the upper part of the light courts. These floors contain the upper part of the Library, the Justices' Reading Room, Dining Room, Justices' Chambers, etc., and are reached by both public elevators and by the private elevator for the use of the Justices. Each Justice's chambers consists of a small vestibule, a secretary's room, and the chamber proper.

The building will have a steel frame, fireproofed with cement, reinforced concrete floor and roof construction throughout. The finish is substantial and dignified, of the same character as is usual in the best class of such buildings. The corridors will have marble floors and dados, plain plastered walls and panelled plaster ceilings. The offices will be simple, having concrete floors, probably finished with linoleum, and plain plaster walls and ceilings. This will also be the finish of the Justices' chambers. Aside from the entrance lobby and rotunda, the only places in the building where panelling will be used will be the court rooms, and even here the decoration will be very restrained. The court room floors as already noted will be dark cork, to render them noiseless, and the ceilings will be coffered to make them satisfactory acoustically.

The estimated cost of \$7,000,000 includes the completion of the building, except as to movable furniture, rugs, carpeting, etc., and special equipment, such as filing cases. It is intended to have the buildings complete for occupancy by the courts in the fall of 1921.

Included in the property salvaged by the present arrangement is what is known as the Hallenbeck Building, which under present conditions, it would be very hard to replace. It is contemplated that upon the completion of the Court House, the Hallenbeck Building may be remodeled and refaced so as to be brought into conformity with the architecture of the Court House and rendered available for occupancy by the Health Department, which is now quartered



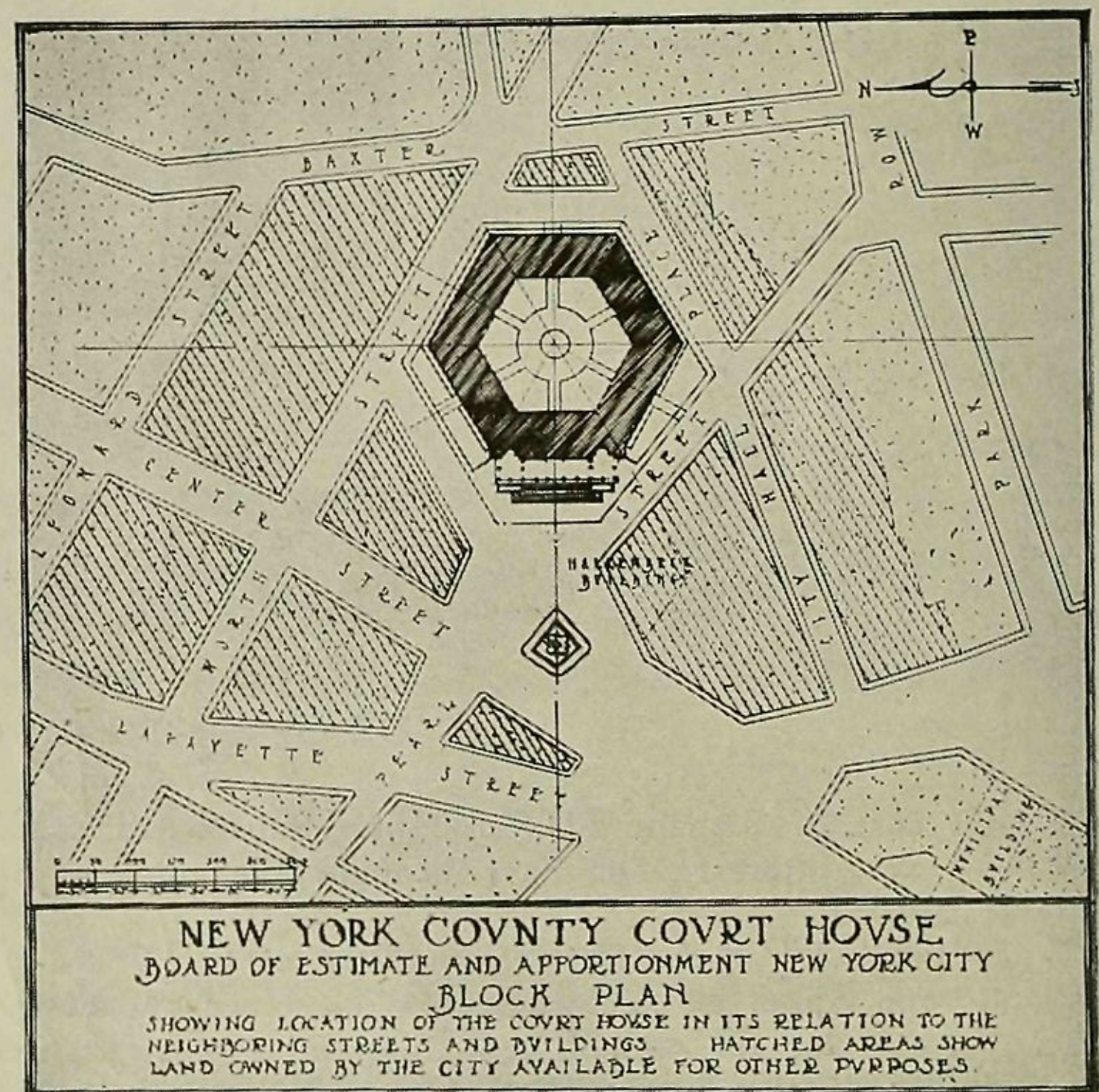
yers, and every convenience for the public is arranged for; to an unusual degree there are adequate facilities for light and ventilation; and finally, at a reasonable cost to the City, the scheme makes future extension possible. Above all, there will be a skillfully planned system of entrances and corridors to facilitate and expedite the going and coming of the public.

The entire exterior, including the porch, will be of granite of a warm tone. A fine porch or portico will occupy the westerly one of the six sides, giving character and dignity to the building. Behind its pediment will be placed the library stacks, and on the floors below there will be the record rooms, minor offices, toilets, etc., so that a dignified entrance is obtained without sacrifice of light in important rooms. The other five sides, occupied by the courts, depend for their architectural effect on careful composition—produced by the skilful balancing of void and well space, so that there are no columns or architectural projections to shut off light from the court room windows.

Simplicity and directness of plan characterize the entire building. The public enters the ground floor from doorways on three sides and if their business is with the courts, go to the central hall, about which are placed the elevators that lead to the various floors. There are also separate entrances for the Supreme Court Judges and for the City Court Judges, each with a private elevator which leads to their chambers on the fifth or sixth floors, or to each court room floor. On the ground floor is located the Bureau of Naturalization, the Commissioner of Jurors, the County Clerk's secondary offices, the Records Vaults, public toilets, convenience rooms, etc.

From the porch a colonnaded lobby on the first or main floor leads to the central rotunda. This is a spacious round hall, near which are grouped the Motion Parts and some of the Trial Terms. The rotunda and the lobby are paved with marble and have limestone columns and dado. Around the rotunda are banked the elevators.

The second floor is entirely given over to the City Courts with separate corridors, connected by special elevators, with a separate entrance.



there. The new plans do not require the closing of existing streets. It seems entirely probable that the property salvaged from that acquired for the original court house site should realize a sum sufficient to meet the cost of the new building. It is possible that the City may retain the ownership of some of this property, such as the Hallenbeck Building and the premises at No. 49 Lafayette street, now occupied by the Public Service Commission and the Rapid Transit Construction Commissioner.



# Review of Real Estate Market for the Current Week

## Active Market Is Featured by Transactions Involving Big Structural Projects in Grand Central Terminal Zone

**L**ARGE transactions involving big structural projects were the features of an unusually active market this week. The Grand Central Terminal section took a leading position in the news of the week, contributing long term leases of property on Park avenue at 49th street, and on Madison avenue at 42d street, which will result in the undertaking of building operations involving millions of dollars. The erection of a sixteen-story apartment house on the block front on the west side of Park avenue between 49th and 50th streets, part of which will be occupied by Sherry's, will add another notable building to the great architectural group which is making Park avenue one of the leading thoroughfares of its kind in the world. Some blocks to the south the old Milbank taxpayer at the northeast corner of Madison avenue and 42d street is to be replaced with a 20-story building, which will add another large structure to the colony of skyscrapers at that point.

As a possible and fitting climax to probably one of the most active weeks in real estate that the city has ever known came the sale of the City Investing building at 65 Broadway to a British and Russian banker. Aside from the interest which attaches to this transaction on account of its size and the prominence of the building involved, the most significant feature is the fact that it brings into the New York realty field enormous new investment capital.

The announcement that the Curb Brokers' Association had bought the American Bank Note building on Trinity place for the purpose of erecting a structure to house their activities carries with it also considerable real estate significance because it indicates the expansion to the westward of the financial and stock brokerage sections in the down-town dis-

trict. Ever since the shortage of office space became noticeable in this part of the city real estate men have been interested in the possibilities to neighboring sections of such expansion. The selection of the Trinity place site means the crossing of Broadway and it may foreshadow the beginning of an extensive buying and selling movement in the surrounding blocks which have heretofore been largely restricted in development.

There were several other transactions of considerable importance closed during the week, the principal ones being the sale of a plot at Central Park West and 62d street to provide the site for the big new Continental Athletic Club building and the sale of a large plot at Broadway and 83d street to be utilized as the site for another theatre in the chain of Marcus Loew enterprises.

In the down-town financial and commercial neighborhoods there continued to be a keen demand for buildings by business men, the leading deal of this kind closed during the week affecting the big structure at 64 Broad street which passed into the possession of the White Oil Corporation for its own occupancy.

Operators continued to be prominently identified with every phase of market activity, although it was noticeable this week that they were not interested in many of the very large transactions. Their interest, however, in income producing business and residential buildings was responsible for the bulk of trading. Among the better known properties, which passed into the control of operators this week were the Wyoming at Seventh avenue and 51st street; the Martin Building at Broadway and 31st street; and the former Altman property at 389 Fifth avenue.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported but not recorded in Manhattan this week was 180 as against 130 last week and 50 a year ago.

The number of sales south of 59th street was 74 as compared with 44 last week and 16 a year ago.

The number of sales north of 59th street was 106 as compared with 86 last week and 34 a year ago.

From the Bronx 68 sales at private contract were reported as against 71 last week and 10 a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 638 of this issue.

#### Russian Buys 165 Broadway.

Grigori Benenson of Petrograd, head of G. Benenson & Co., bankers, has bought the City Investing Building, 165 Broadway, in one of the biggest real estate deals ever closed in this city. The City Investing Company, Robert E. Dowling, president, was the seller. The adjoining property at 99 Liberty street, and the leasehold at the southwest corner of Broadway and Cortlandt street also were included in the deal. The property has a Broadway frontage of 37.6 feet, 105.5 feet in Church street, No. 315 Cortlandt street, with irregular south line adjoining the Singer Building. The leasehold measures 56.6 feet in Broadway and 106.1 feet in Cortlandt street, while No. 99 Liberty street, northeast corner of Church street, a five story structure, measures 22.9 feet in Liberty street and 118.11 feet in Church street, abutting the tall building.

The buyer is a banker of international reputation, being the chairman of the Russian and English Bank, of Petrograd and London. The New York agent of the buyer's firm is Arnold C. Hanson, who is a tenant in the building. The purchase was made as an investment. Mr. Benenson closed the deal in what is considered record time. He arrived in the country about five weeks ago and it was not until some time later that negotiations were opened for the sale of this modern skyscraper. Mr. Dowling stated that the deal was an all cash one over the existing mortgage of \$5,600,000, held by the Metropolitan Life Insurance Company. The property is assessed at \$7,000,000. Walter T. Stern, of Coleman, Stern & Ellenwood, represented the buyer.

The City Investing Building is a twenty-six story structure, with a seven story tower, five stories of which are rented and the remaining two used in connection with the operation of the property. The building is entirely tenanted, there being a waiting list comprising well known firms which desire business homes in this section of the financial zone. The structure was erected in 1908 and is considered one of the best built in the city. The fact that it is more than ten years old is not a deterrent factor, for Mr. Dowling, who was an experienced realtor and builder even in those days, anticipated the market and installed many features unique in those days and which have been copied in buildings of more recent construction.

#### New Home for Curb Market.

The Curb Market Association has purchased the site of the American Bank Note building, at Trinity place and Greenwich street.

J. L. McCormick, chairman of the Curb Market Realty Association, said that while no definite plan had been approved for a building it is probable the building will be completed within a year and that trading will be started early in 1921. The structure will house the Curb and provide sufficient office space for a large percentage of the curb brokers.

When the building has been completed the Curb will increase the price of membership to \$5,000. Each member will be required to buy three shares of stock in the Curb Market Realty Association at \$500 a share. The association also will increase the amount for listing stocks, but as yet no definite price has been fixed. The site has 125 feet facing Trinity place, running through to Greenwich street, where there is a frontage of 175 feet. The property contains 26,000 square feet.

Recently it was sold by the American Bank Note Company for a reported consideration of \$750,000 to Blaine, Ewing Company, building contractors.

#### Big Grand Central Project.

Construction of a building at least twenty stories high and to cost not less than \$3,000,000 is planned for the large plot at the northeast corner of Madison avenue and Forty-second street, as a result of a lease arranged by Dunleavy Milbank to the Liggett-Winchester-Ley Realty Corporation, a \$5,000,000 organization formed by the Liggett Drug Company, the Winchester Arms Company and the Fred T. Ley & Co. This will be the most important de-

velopment projected in the Grand Central Terminal Zone in years, the lease and proposed improvement involving between \$9,000,000 and \$10,000,000. Albert B. Ashforth, Inc., and Horace S. Ely & Co. were the brokers, representing the owner and lessee, respectively.

The site, which fronts 147.3 feet on 42d street and 144 feet on Madison avenue, extends through to 43d street, opposite the Biltmore, where the frontage is 40 feet. It is covered by a number of 2-story store buildings, and was leased for twenty-one years from May 1 next, with the privilege of renewals. The rental for the first year will be \$100,000 and thereafter will range from \$192,000 to \$250,000 net. The Liggett and Winchester concerns will establish important branches of their retail business in the proposed building, construction work upon which is to begin immediately after leases expire next May. Fred T. Ley & Co. will erect the building and plan to have it ready for occupancy in May, 1921. Albert B. Ashforth, Inc., agent for the proposed improvement, announces that applications have been received for large space in the proposed building.

#### Sherry's on Park Avenue.

Six million dollars will be involved in the lease just closed affecting a Park avenue corner. A syndicate of men prominent in the financial world leased from the New York State Realty & Terminal Company, controlled by the New York Central Railroad Company, the vacant block front on the west side of Park avenue, between 49th and 50th streets, extending 150 feet on 49th street and about 130 feet on 50th street. The lease is for a term of 21 years at an aggregate rental of about \$2,000,000. A 16-story residential building, costing about \$4,000,000 will be erected by the Thompson Starrett Company from plans by Warren & Wetmore. The chief motive for this project lies in the desire of members of this syndicate, who include Coleman DuPont, Dallas B. Pratt, Benjamin B. McAlpin, Arthur Coppel, L. L. Dunham, L. L. Boomer and others, to find homes for themselves, which will combine all home comforts with the conveniences of a hotel. At least one of these men will possess an apartment containing twenty-eight rooms and ten baths, and from this size they will grade down to a minimum of three rooms and one bath. For those who wish to be relieved of the burdens of housekeeping the structure will maintain a staff of trained servants, who will be available for the tenants' purposes at any time.

Arrangements are about completed with the Sherry Company to operate the restaurant and



# MONEY TO LOAN

on

**New York City  
Real Estate**

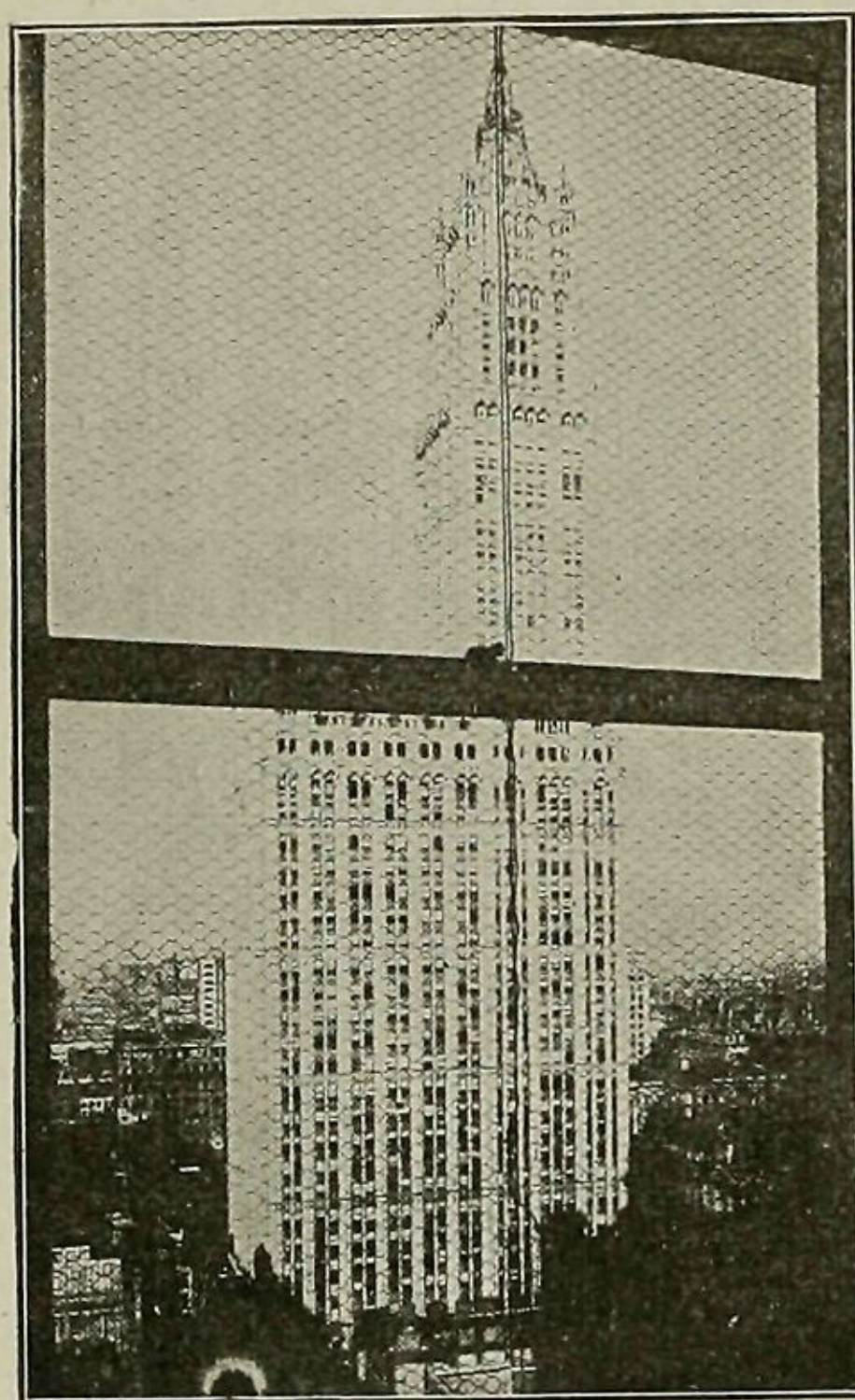
**LAWYERS MORTGAGE CO.**

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serve meals in the apartments to the tenants, adequate facilities for which will be provided. The greater part of the ground floor will be devoted to the restaurant, and Mr. Sherry has requested that, if possible, a ball-room also be provided for him on the ground floor, so that he may meet the demand for large private dances and restore facilities which he formerly had at 44th street and 5th avenue, and which have been missed since the Guaranty Trust Company took this building over. It is considered that the new location loads itself admirably for this purpose. Douglas L. Elliman & Co. were the brokers in the deal.

The building will have unusual advantages of light and air, as the New York Central has recently completed a low building directly opposite, and on the west are fine private houses, which are not likely to change. It will also overlook Vanderbilt avenue, which ends at 49th street.

### Continental A. C. Buys Site.

The new Continental Athletic Club announced the purchase of the Morgan property, at Sixty-second street and Central Park West, as the site for its new city club house. The property is located at 17 to 20 Central Park West. It occupies the half block front south of the new Century Theatre, giving the club 100 feet frontage on Central Park West. A sixteen or eighteen story club house to cost \$1,500,000, from plans prepared by Robert C. Lafferty, architect, will provide every facility for social and athletic entertainment. Every modern and standard athletic club convenience will be embodied in the structure. Standard swimming pools, which will have seating accommodations around them for one thousand spectators, an indoor running track, spacious, fully equipped gymnasiums, five hundred sleeping rooms, 150 of which will be equipped with sleeping porches overlooking Central Park; an amphitheatre seating 3,500, and baths of every variety known to the sanitary code will be among its features.

Lounging, reading and dining rooms, separate floors for billiards and bowling, a hockey skating rink, basketball, indoor baseball, tennis, handball, squash and golf, and an indoor rifle range will be included. Women members will have separate departments, their own swimming pool, gymnasium and lounging, reading and dining rooms, and may enjoy these accommodations through the membership of a father, husband or brother.

Officials of the club, which now has a membership of nearly one thousand business and professional men of the greater city, announce that negotiations are under way for the purchase of a country club tract in Westchester county. Three eighteen hole golf courses, one hundred tennis courts and fields for baseball, football and other outdoor sports will be country club features. There is also a movement toward the amalgamation of a prominent tennis club and a Harlem River boat club. The club's executive headquarters are at No. 5 Columbus Circle.

### Buyers for the Wyoming.

Julius Tishman & Sons, (Inc.) have purchased from the Wyoming Apartment Company, E. Clifford Potter president, the Wyoming Apartments, southeast corner of Seventh avenue and Fifty-first street, a thirteen story structure, 125x150, built a few years ago and considered one of the best types of modern apartment buildings. It is rented for \$190,000. It is the intention of the buyers to convert the building into a modern hotel, for which the location is adaptable on account of its proximity to the theatrical and business districts. The station of the new B. R. T. Seventh avenue subway is at the corner of this building. The Wyoming Apartment Company was represented by Middlebrook & Borland and the purchaser by Stoddard & Mark.

### New Uptown Loew Theatre.

Marcus Loew purchased as a theatre site, through N. A. Berwin & Co. the northeast corner of Broadway and 83rd street, a plot approximately 20,000 square feet. The immediate corner 102x138 was sold by Julius Tishman & Sons. The house to the east, 225 West 83rd Street, by Leonard Weill, real estate operator; 223 West 83rd street by Hugh and Anne Donohue, making a combined plot of 103x189. This is practically the only plot in this vicinity that could be accumulated for a theatre, as practically all of the streets in this vicinity, with the exception of 83rd street, are restricted against business. The total cost of the operation will amount approximately to \$1,500,000. Thomas Lamb has been selected to draw plans for the theatre. Leopold Friedman acted as attorney for Mr. Loew and Stoddard and Mark represented Tishman & Sons. Arnstein & Levy represented Mr. Weill.

### Buyer for Martin Building.

The Broadway-Thirtieth Street Corporation, representing clients of Louis B. Brodsky, attorney, has purchased the eleven story office structure known as the Martin Building at the northwest corner of Broadway and 31st street, extending through to Sixth avenue. The property is one of the best known in the Greeley Square section and was erected by the late W. R. H. Martin about ten years ago. Horace S. Ely & Co. were the brokers in the transaction.

The structure is designated as 1255 to 1261 Broadway, 520 to 526 Sixth avenue and 51 to 57 West Thirty-first street, and has frontages on these thoroughfares of 84.4, 60 and 168.4 feet respectively. The Sixth avenue corner, which has an 18 foot frontage, is not included in the sales, however. The building is directly opposite the Hotel Imperial and returns a rental of \$200,000 per annum. The purchasing corporation only recently took over, under lease for twenty-one years, the former Haymarket property, comprising the block front on the south side of Thirtieth street, between Broadway and Sixth avenue, which is to be extensively altered. The four story business building at 868 Broadway, north of Union Square, was also sold by Virginia M. Moore of Tarrytown to the Broadway-Thirtieth Street Corporation. The building occupies a lot 25x99.3 irregular. Land and building are assessed at \$80,000. Horace S. Ely & Co. were the brokers. The property had been in the possession of the seller's family for 100 years.

### Fifth Avenue Corner for Brown.

Geo. R. Read & Co. sold for the Roxton Realty Company to Frederick Brown, 389 Fifth Avenue, at the northeast corner of Thirty-sixth Street, formerly owned by Benjamin Altman and Henry O. Havemeyer, and for many years the home of Pierre Lorillard and later occupied by the Astor Trust Company (now the Bankers' Trust Company) for many years, and recently by the American Red Cross, New York County Chapter. The property has a frontage of 38.9 feet on Fifth Avenue running back 147 feet on Thirty-sixth Street, with "L" around Gunther's Sons store at 391 Fifth Avenue, and abutting the Tiffany property at the southeast corner of Fifth avenue and Thirty-seventh street. In connection with this realty Geo. R. Read & Co. also sold for Frank L. Polk, Assistant Secretary of State, now abroad, to Mr. Brown, the adjoining property at 7 East Thirty-sixth street, on lot 22x98.9. Since 1888 this property was the home of the Polk family, and a few years ago Mr. Polk permitted the American Red Cross, New York County Chapter, to occupy it in connection with their work. This combined plot contains 10,000 square feet.

### Oil Co. Buys 64 Broad St.

Frank H. Bethell, vice-president, has purchased for the White Oil Corporation from the Broadway-John Street Corporation, Elias A. Cohen, president, through the Charles F. Noyes Company, the 10-story Morris Building, at 64-80 Broad street, northwest corner of Beaver street. The building will be used for the executive offices of the White Oil Corporation which, with subsidiary companies, has invested capital of approximately \$50,000,000. The building covers a plot of approximately 7,000 sq. ft. with a Broad street frontage of about 100 feet. It cost, exclusive of the ground, nearly \$700,000 to construct and the ground itself is valued at \$750,000.

Nearly opposite, at 26-30 Beaver street, is the 18-story Norton Lilly Building, recently acquired by the owning company through the same agents; next door is 62 Broad street, sold by the same brokers to Frederick Brown six months ago and subsequently re-sold twice. Opposite is 49-51 Broad street, upon which plot Mrs. Post & Flagg are erecting a new fireproof building and in course of construction on the opposite corner at Broad and Beaver streets is the new home of the Seaboard National Bank, and nearby on Beaver street are new buildings under construction for the Kerr Steamship Company, Importers & Exporters Insurance Company, Transoceanic Agency, and a fireproof building being erected by the Marine House combination.

Experts regard the Morris Building, which will be re-named the "White Oil Building," as one of the best parcels in the financial section. On account of the bend in Broad street the building is prominently located and its wide frontage is prominent as far north as Wall street. As leases expire its 50,000 feet of space will be absorbed by the White Oil Corporation and its subsidiaries and extensive improvements will be made.

### Club Site for Chauffeurs.

The Society of Professional Automobile Engineers, which has a reputed membership of 3,000 chauffeurs, has acquired dwellings and lots at 153, 155 and 157 West 64th street for the erection of a 5-story clubhouse. The present buildings will be razed, beginning January 1. The organization is national, and the plan for the clubhouse springs from a desire to provide a place of lodging and entertainment for automobile drivers on visits to the city as well as for the convenience of local members.

### Two Quick Re-Sales.

Samuel Kronsky, Inc., sold for Edward Moke-Norrie, residing in England, 253 Fifth avenue, a 5-story brick business building, 24.7x100, to Michael Kaufman. The property was sold free and clear, and has been in the possession of the seller since 1853. The same broker immediately resold the property, with Carstein & Linnekin, for Mr. Kaufman to Frank B. Lesser, president of the Imperial Knitting Mills, who contemplates making extensive alterations for his business.

Samuel Kronsky, Inc., also sold for William



H. Jeffers 37 West 21st street, a 7-story loft building, 25x98.9, held at \$90,000, to Charles Newmark and immediately resold the building to the Klassmore Real Estate Corporation; also for the Harco Realty Company to an investor the northwest corner of Aldus street and Hoe avenue, two 5-story apartment houses, 84x106, held at \$140,000; for Beatrice S. Weil to Michael Kaniman the southeast corner of Kelly street and 165th street, a six and a half story apartment house, 45x88, held at \$85,000, and for the Absol Construction Company, 90 Downing street, corner of Putnam avenue, Brooklyn, the 5-story apartment house, 50x150, held at \$140,000.

**R. L. Patterson Buys Home.**

Pease & Elliman sold for James J. Van Allen of Newport, R. I., the 4-story English basement dwelling, 15 East 65th street, on lot 31x100.5. This house was completed about a year ago for Mr. Van Allen from plans by Harry Allan Jacobs. It is a copy of a famous house in London and is generally considered one of the finest houses of its kind in the city. It was held at \$300,000, and has been purchased by Rufus L. Patterson, vice-president of the American Tobacco Company, for occupancy. According to a news item, Mr. Van Allen intends to make his future home in England. Mr. Patterson will occupy the house early in the new year. This house is in the block between Fifth and Madison avenues and just east of the Astor mansion and opposite the house recently purchased by E. H. Litchfield, formerly the residence of James J. Hill. Edward C. Delafield, president of the Fulton Trust Company, recently purchased 6 East 65th street.

**Park Avenue Co-operative Project.**

Pease & Elliman sold the Niagara apartment house at the northwest corner of 87th street and Park avenue, occupying a plot with a frontage of 100.8 3/4 on Park avenue by 107.8 on 87th street for the Beaumont Realty Company, controlled by Edward W. and Tracy H. Harris. This property was purchased by a co-operative syndicate which has retained the services of J. E. R. Carpenter as architect to design the building for them. The property was held at \$375,000, and the new building it is expected will be ready for occupancy in the fall of 1921. There will be two apartments on a floor; ten of the apartments will be occupied by the co-operative owners, and the balance of the building will be rented. Pease & Elliman have been appointed agents for the sale of the apartments.

**Syndicate Buys Coronet.**

N. A. Berwin & Co. resold for I. Randolph Jacobs and Everett Jacobs the Coronet, a 10-

story fireproof apartment house, at the northeast corner of Sixth avenue and Fifty-eighth street. The property has a rental of \$100,000 a year. At the expiration of the present leases the building will be altered into apartments of from two to five rooms. The purchaser is a syndicate organized by Charles H. Bellows. The sellers were represented by Stoddard & Mark, attorneys.

**To Alter Factory Building.**

The Broadway-John Street Corporation, Elias A. Cohen, president, purchased from the estate of David Wilson the 6-story building at the northeast corner of Fulton and Gold streets, 60x80, held at \$325,000, through A. H. Matthews & Co. On May 1 the building will be altered from a factory to an office building, designed for the occupancy of insurance firms.

**M. Weinstein Active in Market.**

Morris Weinstein bought from the Broadway Savings Institution through the Brown, Wheelock Company, Inc., the 5-story iron front building at 315 and 317 Church street, 50x75, with a 25 foot "L" around the southeast corner to 38 Lispenard street; also bought from the Petersfield Realty Company, Stuyvesant Fish estate, the northwest corner of Third avenue and 16th street, seven 3-story buildings, 92x100; also through George A. Bloomfield from the Jacob Kerbs estate the two 5-story apartments at 4

to 14 East 125th street, 145x100, with an "L" to 2,013 5th avenue, around the southeast corner, a 3-story building, 18x80, through which is the entrance to the westerly apartment house; also sold through Jacob A. Dolgenas the 6-story building at 274 and 276 Church street, 50x100.

**82d Street Dwelling Sale.**

Pease & Elliman and Wilmerding & Field sold for Townsend Horner, the 5-story American basement, 11 East 82d street, on lot 25xhalf the block, which Mr. Horner purchased from Mrs. J. Prentice Kellogg last April. This adjoins a similar house recently sold by Pease & Elliman to Mr. Joseph H. Auerbach. The purchaser is Mrs. Henry Pierrepont Perry, who recently sold her house, 7 East 56th street, to Mrs. Henry E. Huntington as an outlet for her large plot at the corner of 57th street and Fifth avenue. Mrs. Perry will occupy after making extensive improvements.

**Brokers Close Nine Deals.**

Leitner, Brenner & Starr reported sales of nine properties in Manhattan and the Bronx having a total value of more than \$1,100,000. In Manhattan they sold to an investor the Rensselaer, at 534-8 West 113th street, an 8-story elevator apartment, 75x100, renting for \$34,000; also for the Cliter Realty Company, Melroth Hall, a 6-story elevator apartment house at 608 and

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610 West 139th street, renting for \$42,000; for the Blessing estate to Leon Dryer, 217 to 221 West 21st street, two 3-story and one 5-story buildings, each 25x99, and for the John E. Gerlach Company to a client of Henry S. Mansfield, attorney, the 6-story apartment house, 515 West 171st street, 57.6x95. In the Bronx they sold for C. J. Quick 762 East 158th street, a 3-family frame dwelling, 28x100, to a client of Fred Oppenheimer. F. John B. Simpson, executor, to R. Israel the plot, 153x100, at the southeast corner of Whitlock avenue and Faile street, upon which the buyer will erect a 2-story garage building; for the Winnie Realty and Construction Company, 1213, 1215, 1219 and 1223 Elder avenue, each 40x100, renting for \$25,000; for Ralph L. Spotts to R. Birnbach, 814 Hewitt place, a 5-story flat, 40x100, and for the Valco Holding Corporation to Eltona Realty Company a plot, 104x100, on the west side of the Grand Concourse and Boulevard, 100 feet south of 197th street.

### Sells Hotel Earlington.

Thomas J. O'Reilly sold for the Metropolitan Life Insurance Company the 10-story and basement building at 49 to 55 West 27th street, formerly known as the Hotel Earlington. The plot measures 100x100. The buyer, Benjamin Menschel, proposes to expend a large sum in remodeling the structure.

### "Dardanelles" in Re-Sale.

The Denwood Realty Company through James E. Taylor has resold the Dardanelles at 460 to 464 West 147th street, a 6-story apartment house on plot 125x100, to the Evelyn Realty Corporation, composed of Edwin Bendheim, David H. Van Damm and the Ferguson Brothers. The sellers acquired this property two weeks ago through the same broker.

### Fifth Ave. Sale Confirmed.

Confirmation of the sale of the Van Norden apartments, southeast corner of Fifth avenue and 60th street, was furnished in the report of William Sussman, broker, of its purchase from the Equitable Trust Company by Gilbert & Kramer, who recently purchased the Hotel Gerard. The Van Norden building covers a plot 50x125.

### Deals in 72d Street.

Amy & Co. have just closed six deals affecting West 72d street private dwellings. The four-story dwelling at No. 140, on lot 20x102.2, was sold for Mrs. Susan E. Blodgett; similar houses at 142 and 144 for Mrs. George Nichols and Frederick W. Gunther, respectively; and 146, on lot 19x102.2, for Dr. Herman Frauenthal. The house at 160 West 72d street, on lot 21x102.2, was sold for Mrs. Adele Crockett to the Dormond Realty Company, which will alter it. The same brokers also leased the house at 314 West 72d street for Anna Bogert to Max Mansback for a term of five years.

### Operators Buying Apartments.

Wagner Realty Company sold for the Benenson Realty Company to Schechter & Kroopf the 11-story apartment at the southeast corner of Riverside drive and 141st street, 100x125. Schechter & Kroopf purchased 720 West 181st street, a 6-story apartment; 510 West 124th street, a 7-story apartment; 523 West 143d street, a 6-story apartment; 503 to 507 West 172d street, two 5-story apartments; 2,026 7th avenue, and 201 West 121st street, 100x100; 26 Lenox avenue and 56 West 112th street, 100x100, a 6-story apartment; 70 to 74 Pinehurst avenue, two 5-story apartments, 50x100; 475 to 481 West 159th street, two six story apartments; also sold to Mr. Lande the 6-story apartment 619 West 143d street, 50x100.

### Group of Drive Deals.

Frederick Fox & Co., (Inc.), sold for Mathilda G. Kittel 497 Riverside drive, south corner of 122d street, 25x100, vacant, and for Joseph J. Kittle, 495 and 496 Riverside drive, a 4-story dwelling, 50x100; also for the estate of John J. Gibbons, 493 and 494 Riverside drive, a 4-story dwelling, 50x100, and 107 Clermont avenue, a 2-story garage, 25.7x100, abutting, totalling 125x100x25.7, surrounding the southwest corner adjoining. To the west and north is a park. The sellers acquired the land in 1885 at the auction sale of the Post estate, paying \$8,000 each for the Riverside drive lots, which at the time was an apple orchard, cut away to make room for a grandstand when General Grant was buried.

### Sale in Swamp Section.

Isaac B. Wakeman sold for John J. Burton the 7-story building at 61 to 69 Gold street, occupying the block front between Ann and Beekman streets, 95.9x23.2x23.6.

### Everall Building Sold.

The 8-story Everall Building at 258 and 260 Fifth avenue, near 29th street, has been sold to Henry L. Dinel for the Eugene A. Hoffman Estate, (Inc.), to the Washington Arch Realty Company, Alfred Rau, president. It occupies a plot 49.4x100, and was erected about fifteen years ago by Henry Corn, who sold it to the Hoffman estate in 1912, together with the big structure at 122 and 124 Fifth avenue, extend-

ing through to 17th and 18th streets, sold by Mr. Dinel a few weeks ago for the Hoffman estate to Bing & Bing.

### Buys Washington Street Plot.

The Wintringham estate sold the group of 4 and 5-story buildings at 123 to 129 Washington street, 6 and 8 Albany street and 5 Carlisle street, to the Markham Realty Company, Clarence W. Eckhardt, president. The purchasers own the southeast corner of Washington and Albany streets, and with the present purchase, control the easterly side of Washington street, between Carlisle and Albany streets, a plot of about 16,000 square feet. The firm of Leonard J. Carpenter negotiated the sale.

### Big Bronx Theatre for Fox.

William Fox purchased, through A. S. Kempner, the plot 40x71x irregular, adjoining the site recently acquired on the south side of Tremont avenue, between Washington and Park avenues, which will be improved with a motion picture theatre. The combined properties measure 96 feet on Tremont avenue, 148 feet on Park avenue, having a depth of 175 feet. The auditorium and stage will measure 164x200. The theatre, to be erected from designs by Carlson & Wiseman, architects, will seat 4,500 people. It will have twenty exits.

### Plan New Jamaica Hospital.

Acquisition of a plot 200 feet square, fronting on Van Wyck, Ridgewood and Lester avenues, has been made for the site of the new Jamaica

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Hospital by Mrs. Robert W. Higbie, president of the Board of Trustees of that institution. For some time the trustees have been contemplating moving the hospital to a more central location, so that Richmond Hill, Morris Park and Woodhaven, as well as Jamaica, might be better served, hence the selection of the plot on Van Wyck avenue, which is the boundary line between Richmond Hill and Jamaica. Tentative plans provide for an 8-story building, with a capacity of 125 beds, nurses' school and home and a suitable garage for ambulances. The estimated cost has been placed at \$250,000, exclusive of the cost of the ground, which was \$18,000.

#### Whitnoyl Corporation Was Seller.

In its issue of December 6, containing the Save New York Committee article, the Record and Guide inadvertently stated that part of the property acquired for the needle trades industry was sold by the United States Realty & Improvement Company. The fact is that this property, 205 to 217 West 36th street and 492 Seventh avenue, surrounding the Hotel York, was sold by the Whitnoyl Corporation, I. W. Lyon, president.

#### Brokers in Three Loft Deals.

Bleiman & Co. sold for the New York Savings Bank the two 8-sty fireproof loft buildings, each held at about \$80,000, at 25 East 4th street and at 30 Great Jones street. The same brokers also sold for the Burden Realty Corporation the 8-sty fireproof loft building at 149 Spring street, held at \$85,000.

#### Deal Involves the Lorington.

Samuel K. Jacobs, president of the Silk Realty Company, purchased through William S. Sussman the Lorington, a 12-sty apartment, 100.5x120, at the north corner of Central Park West and 70th street, for all cash over a first mortgage held by the Metropolitan Life Insurance Company. The Blessington Corporation, Jacob A. Zimmerman, president, is the seller. The building contains thirty-five suites.

#### Coffee Firm on White Street.

The Charles F. Noyes Company resold for Abram H. Clonney to Edward H. Peck and Harry M. Grigg, coffee merchants, the 6-sty and basement loft building at 24 and 26 White street and 25 Walker street, containing approximately 50,000 square feet of space. The plot has frontages of 37.7 feet on White street and 25 feet on Walker street.

#### The Adlon Again Resold.

The Adlon, an 8-sty apartment house, 100x100, at 529 to 535 West 112th street, figured in the fourth sale in a month when the York Building Company, Harry W. Perelman, president, acquired it from Charles Kimmelman. It rents for \$45,000. The seller acquired it last month from Max Nathanson, who had previously purchased it from the Healy estate. W. S. Baker negotiated the latest deal.

#### 45 Broadway for Shipping Board.

Purchase of the Hamburg American line building, 45 Broadway, was announced by the Shipping Board. The sale was made by the Allen Property Custodian. The building, which is eleven stories in height, is to be used by the Shipping Board to house the New York staff of the divisions of operation, treasury, accounting and repairs. Use of three floors has been assigned to the army for six months, after which the Shipping Board will take over the balance of the building.

#### Steamship Agency Purchases.

Charles J. F. Bohlen sold for the Fifth National Bank to the Polish-American Steamship Agency, Inc., the old Fifth National Bank Building at the southwest corner of 3d avenue and 23d street. The bank purchased the property in 1874 and occupied the building from that time on until seven years ago, when they moved into their new building at the northwest corner of Lexington avenue and 23d street. The purchaser will occupy the building.

#### Health Building Is Sold.

The 5-sty building at 967-975 Sixth avenue, southwest corner of 55th street, home of the Health Department for many years, has been sold by the estate of Henry J. Baker, which had been hold it at \$500,000. The sale also includes a 1-sty building adjoining on the avenue. The property has a combined frontage of 100.5 feet on Sixth avenue and 100 feet on the street, and was acquired by the late Mr. Baker in 1902.

#### \$125,000 East Side Sale.

William B. May & Co. sold 34 and 36 East 58th street, a 5-sty store and apartment building, on plot 40x50.5, adjoining the southeast corner of Madison avenue. The property was purchased by Rebecca Spiegel for an investment. The holding price was \$125,000.

#### Sale of Union Square Loft.

The Merchants' Exchange Realty Corporation sold to the Winter Realty, Benjamin Winter, president, the 12-sty loft building at 32 Union Square, with an "L" to 104-106 West

street, being 26x125 on Union Square and 46x103 on 16th street. The structure was erected by the sellers about fifteen years ago, and has never been out of their possession. It returns an annual rent of about \$120,000, and was held at \$750,000.

#### Big Flushing Project.

Rickert-Brown Realty Company sold to Louis Gold and William Sugarman 675 lots in Broadway, Flushing through Desmond McDonough. The buyers will erect about 225 dwellings, twenty-five of which will be commenced in the near future. The houses are to be of the type erected by Mr. Gold in the Midwood section of Brooklyn.

#### Manhattan.

##### South of 59th Street.

BARROW ST.—Bertram Levy and Edward A. Polak, Inc., sold for the estate of Francis M. Carpenter, the dwelling at 25 Barrow st.

BEAVER ST.—Frederick Brown purchased from the estate of Josephine L. Bayaud, the 4-sty building at 19 Beaver st, with an "L" to 54 New st, 27x15.1x irregular, containing 2,200 sq ft, surrounding the northeast corner. Samuel N. Pasco was the broker.

BROOME ST.—Albany Savings Bank sold to Hattie M. Frank the 6-sty loft, 40x75, at 492 and 494 Broome st.

FRONT ST.—Charles F. Noyes Co. sold to Richard S. Elliott the two 5-sty lofts at 192 and 194 Front st, each 25x84. Negotiations are pending for the resale of both properties.

FRONT ST.—John Bittner sold 1 Front st, a 2-sty building, 33.5x110x39.5, to Henry W. Peabody, the tenant.

FULTON ST.—Irving Judis resold to Samuel Kaplan through the Duross Company the 9-sty building, 59x79.10, at 64 to 68 Fulton st, southeast corner of Ryders alley.

GOLD ST.—Charles F. Noyes Co. resold for Richard S. Elliott 73 and 75 Gold st, two loft buildings, 50x25, to Benjamin V. Harrison, owner of 42 Spruce st, abutting.

GRAND ST.—Irving Judis resold 592 Grand st, a 4-sty building, 25x75, through Herbert Snyder to Julius Mayer.

GREAT JONES ST.—William H. Whiting & Co. sold for Marion A. V. Corning, et al, the 5-sty building 41 Great Jones st, 27x100.

HUDSON ST.—Geo. R. Read & Co. and Ruland & Whiting-Benjamin Corporation sold for Wray A. Bentley to Frederick Brown the 6-sty loft 507 Hudson st.

MERCER ST.—Lebertan Corporation bought from Hannah E. Gitchings, administratrix, 233 Mercer st, a 5-sty loft, 25x100.

PARK PL.—Gould's Manufacturing Co. bought 19 Park pl through to 16 Murray st from William D. Kilpatrick, a 7-sty loft, 25.6x151.10.

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PEARL ST.—Charles F. Noyes Co. resold to Clinton K. Scofield 277 Pearl st, a 5-sty building, 25x101. Rudman & Scofield have been tenants in the building for twenty years.

PERRY ST.—J. Irving Walsh sold for Louis G. Friess to George J. Johnstone the 6-sty tenement at 113 and 115 Perry st, 45x70.

STANTON ST.—David Vogel resold for Arthur A. Goldstein to Margaret Davis, 259 and 261 Stanton st, two 7-sty tenements, 50x75.

STONE ST.—L. P. Dowdney sold for Richard S. Elliott, the property at 58 Stone st, through

to 91 Pearl st, which has been occupied by Le Montague, importers of wines. It was held at \$125,000.

THOMPSON ST.—Howard C. Forbes sold to the Karis Realty Company, Inc., the southwest corner of Thompson and Grand sts, a 7-sty loft, for the Church Extension Committee of the Presbytery of New York.

WASHINGTON SQ. NO.—Horace S. Ely & Co. sold for Catherine H. Hinckley 26 Wash-sq no, a 4-sty dwelling, 27.6x129.4, through to MacDougal alley.

4TH ST.—Bleiman & Co. sold for the New York Savings Bank 25 East 4th st, an 8-sty loft, 21x126, and also resold for the Burden Realty Corp. 149 Spring st, an 8-sty loft, 24.9x100.

7TH ST.—Adam A. Schopp sold for Mrs. Margaret S. Heydt to Dr. Leopold E. Levine the 4-sty apartment 33 7th st.

11TH ST.—Edwin Bondheim and David H. Van Damm resold 40 West 11th st, 45.6x63.3.

11TH ST.—Joseph P. Day sold for Frederick Brown the 8-sty loft at 66 East 11th st, in the rear of the St. Denis Hotel, at the corner of Broadway and 11th st. It was learned yesterday that active negotiations are pending for the sale of the hotel. The property sold was held at \$125,000, measures 42.5x94.9, and has been conveyed to clients of Paul R. Gordon, attorney.

17TH ST.—J. Irving Walsh sold for Robert R. Rainey the 5-sty apartment 133 East 17th st.

17TH ST.—Harry B. Cutner sold for Charles Hensie the 11-sty loft at 15 West 17th st, 25x92.

18TH ST.—A. H. Levy resold for the Manport Realty Co. the 9-sty loft at 10 West 18th st, 28x92, to the Weins Realty Corp., Jacob Wiegand, president.

19TH ST.—Samoth Realty Co., James A. Nelson, president, sold to the Sanford Mortgage Co., M. S. Ames, president, the 7-sty apartment 232 East 19th st, through W. W. Miller.

19TH ST.—Daniel H. Jackson bought from the estate of Mathias Strusburger 133 and 135 West 19th st, a 10-sty loft building, 41x92, through William P. Jockin and the Rafael de Florez Co.

20TH ST.—The old O'Neill stable property at 122 to 126 West 20th st, between 6th and 7th avs, covering a plot 75x100, has been sold. The purchaser is W. K. Rankin in the trucking business. The property was held at \$100,000.

23RD ST.—Dwight, Archibald & Perry, Inc., sold for Emile S. Dreux the 4-sty dwelling 462 West 23rd st, 22x98.9.

23D ST.—Max N. Natanson purchased from the B. G. B. Realty Co. 30 East 23d st, a 12-sty mercantile building, lot 25x98.9. Possession of everything but the store floor can be had after February, 1920. The property was held at \$350,000, and sold for cash. John H. Berry was the broker.

24TH ST.—Elias Gussaroff and Harry Matz, operating as M. and G. Realty Co., purchased the 12-sty loft, 148 and 150 West 24th St, 50x100.

24TH ST.—E. Sharum bought from Ida Emily J. Mommer and Frederick Ewald Mommer 13 and 15 West 24th st, an 11-sty loft, 52x98.9, through the Alperreau Corporation.

27TH ST, ETC.—Ames & Co., sold for William Goldstone the 4-sty building at 321 West 27th st, 21.6x98.9, to Schwind & Bader; also the 5-sty building at 107 West 26th st, 25x98.9, for Sophie E. Blake to Barnet Stein; also for S. Q. Chambettez to E. Howard, the 4-sty tenement, 25x100, at 231 West 26th st.

30TH ST.—Butler & Baldwin sold for the estate of Edmund A. Hurry 11 East 30th st, a 6-sty loft, 21.6x100, to the Manport Realty Co., I. Portman, president.

32D ST.—Julius Tishman bought from the No. 15 East 32d Street Corporation the 12-sty loft at 15 and 17 East 32d st, 50x100, through George Ranger.

35TH ST.—E. Sharum bought from Senn Brothers 119 to 126 West 35th st an 11-sty loft, 100x98.9, through S. Markowitz.

37TH ST.—Cruikshank Co. and Douglas L. Elliman & Co. sold for Dr. Van Horn Norrie to Hyman Sussman, the 4-sty building 21 West 37th st. The buyer will alter it in connection with No. 23, adjoining.

44TH ST.—M. Silverman bought from Eva Kern the 5-sty loft, 50x100, at 319 East 44th st, through B. Bernstein and Joseph Kern.

51ST ST.—George V. McNally sold for Mrs. E. C. S. Pierrien, of Paris, France, the 2-sty stable at 113 West 51st st, 20x100.5, to William Horton Rabell, president of the Independent Movie Supply Co., for occupancy.

52D ST.—James J. Etchingham sold for Letita K. Ketterer 233 West 52d st, for Paul R. Reynolds 235 West 52d st, and for Myra L. Fogg 237 West 52d st, three 3-sty dwellings, 56.6x100.5.

52D ST.—Pease & Elliman and Wilmerding & Field sold for Townsend Horner to Mrs. Henry Pierpont Perry the 5-sty dwelling at 11 East 52d st, 25x100. Mrs. Perry recently sold 7 East 56th st to Mrs. Henry E. Huntington as an outlet for her plot at 5th av and 57th st.

57TH ST.—James H. Cruikshank purchased from the estate of Marion B. Mills, 334 and 336

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**BROADWAY.**—William H. Whiting & Co. sold for estate of Ralph M. Ward the 3-sty building at 243 Broadway, including a 12.6 foot "L" at 2½ Murray st.

**AV. D.**—The F. H. Bennett Biscuit Co. has purchased the 5-sty and the two 6-sty buildings at 139 to 145 Avenue D, 94x69.8, southwest corner of 10th st, part of which is occupied by the buying company, from Jacob Moersfeld and the Benjamin Lichtenstein estate.

**2D AV.**—Henry Hof sold for Mrs. A. S. Lansing the 4-sty building at 555 2d av to Mrs. S. Feinstein.

**3D AV.**—Henry Hof resold for John H. Barning the 6-sty loft at the northeast corner of 3d av and 16th st.

**9TH AV.**—Isidore H. Kempner sold to Frank Newman, through Jesse Oppenheim, the 4-sty dwelling, 18.6x60, at 618 9th av.

**9TH AV.**—Bernard J. Foss sold for the estate of Robert A. Gray the building, 441 9th av.

**9TH AV.**—Isidor H. Kempner sold 520 9th av, a 4-sty tenement, 18.6x60, to Albert Vogel, tenant.

**9TH AV.**—Joseph F. Feist sold the 4-sty tenement at 336 9th av, 18.3x70, through John J. Biehn.

**10TH AV.**—Joseph F. Feist & Co. sold for Frank Rummell the 4-sty tenement at 548 10th av.

**North of 59th Street.**

**HAMILTON TERRACE.**—Stark & Spitzer resold 53 to 63 Hamilton terrace, two 6-sty elevator structures, 275x96.

**61ST ST.**—Horace S. Ely & Co. sold for Nathaniel S. Corwin et al. the 4-sty dwelling 31 East 61st st, 16.6x98.9.

**61ST ST.**—Brown-Wheelock Co., Inc., sold for Archibald D. Russell, Jr., 154 East 61st st, a 4-sty dwelling, 19x100.

**62D ST.**—Douglas Gibbons & Co. sold for Irving Cox 134 East 62d st, 4-sty dwelling, 19x100.

**62D ST.**—Douglas L. Elliman & Co. resold for Robert B. Bowler 169 East 62d st, a 3-sty dwelling, 16x97.2.

**65TH ST.**—Douglas L. Elliman & Co. sold for Thomas G. Cooke 140 East 65th st, a 4-sty dwelling, 20x100.5, opposite the group of dwellings recently bought by a syndicate headed by Edward S. Hewitt, which are being reconstructed with an Italian garden in the centre.

**72D ST.**—Horace S. Ely & Co. and Earle & Calhoun sold for the estate of Henry T. Carey,

265 West 72d st, a 4-sty dwelling, 25x102.2, to the Cabot Real Estate Co.

**72D ST.**—Broadway-Thirtieth St Corp. bought 123 West 72d st, a 4-sty dwelling, 20x102.2.

**74TH ST.**—Brown-Wheelock Co., Inc., sold for the Clark estate the 5-sty dwelling at 32 West 74th st, 25x102.3. The estate owns the entire row of similar houses at 18 to 56 West 74th st, and this is the first sale there.

**73D ST.**—Slawson & Hobbs sold for the estate of Mark H. Frank, 158 West 73d st, a 4-sty dwelling, 18.7x100, to Daniel B. Freedman.

**73D ST.**—F. R. Wood & Co. sold the dwelling

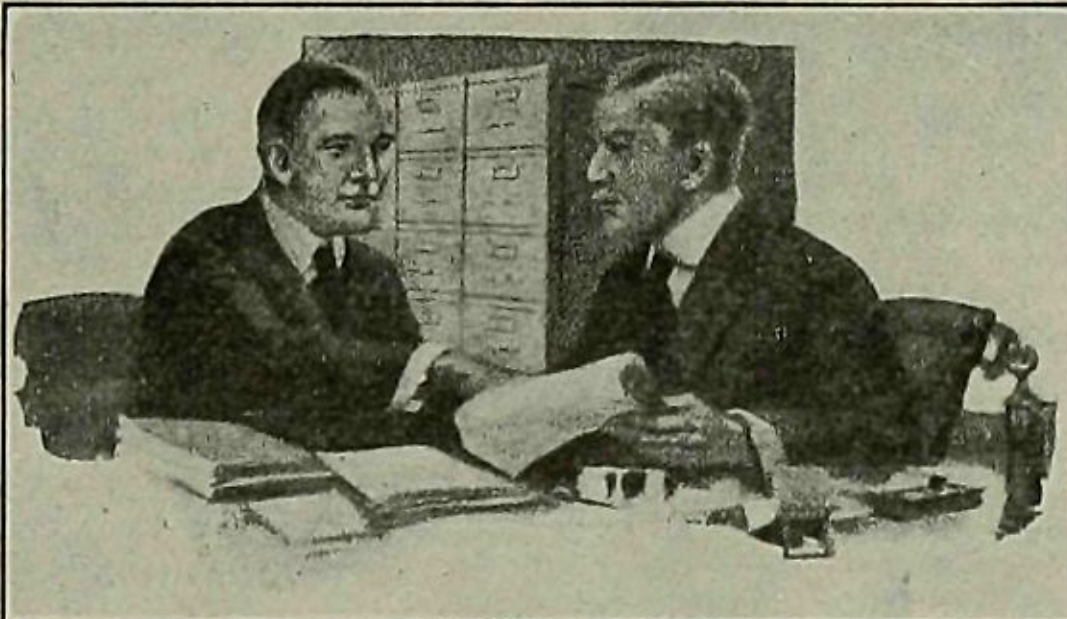
at 260 West 73d st, 19x100, for George W. Colard estate to Dr. Herbert.

**73D ST.**—Ennis & Sinnott bought from Thomas F. Gaunt through Slawson & Hobbs, the 4-sty dwelling at 156 West 73d st, 19.1x102.2.

**75TH ST.**—Clifford Aaron sold for Poughkeepsie Savings Bank the 5-sty dwelling 101 West 75th st, 20.6x90 102.2.

**76TH ST.**—Pease & Elliman sold for Mrs. W. H. Lewis 118 West 76th st, a 5-sty dwelling, 20x102.2.

**79TH ST.**—Pease & Elliman sold for the estate of Joseph Fox, the 3-sty dwelling 127 East 79th st, 20x100.



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81ST ST.—Daniel H. Jackson purchased from the City Real Estate Co., the Carlton, at 157 and 159 East 81st st, 150 feet east of Lexington av, a 9-sty apartment house, 56.6x102.2, arranged three apartments on each floor, containing six rooms and two baths each. The property rents for \$40,000 annually. The building was erected by John H. Slattery Building Co. in 1912. Douglas L. Elliman & Co. and M. H. Gaillard were the brokers.

82D ST.—Charles F. Noyes Co. and H. S. Morton sold for Zadah H. Reakirt to Marie L. LaPlace 33 West 82d st, a 4-sty dwelling, 20x100.

88TH ST.—Everett M. Seixas Co. sold for Mrs. M. T. Foote the dwelling 136 West 88th st and 138, adjoining, for Mrs. A. T. Lorentzen.

88TH ST.—Everett M. Seixas Co. resold 136 and 138 West 88th st, two dwellings, 35x100, to W. L. Carns.

91ST ST.—Elgar & Feinberg sold for the Adams Realty Co., Milton Oppenheimer, president, to the Vandevor Estates, H. B. Davis, president, the 8-sty apartment house known as the Hillhurst, at 154 to 160 East 91st st, 100x100. It was formerly known as the Highland Hotel.

93D ST.—M. H. Tropauer sold for William D. Kilpatrick 156 East 93d st, a 4-family house, 16.10x100, to Henry H. Klein.

93D ST.—William S. Baker sold for Mandelbaum & Levine the 3157 Broadway Corp., Morris M. Fichter, president, the 6-sty apartment 316 West 93d st, 50x143.2.

97TH ST.—E. H. Ludlow & Co. sold for the Ward estate the 3-sty dwelling 168 West 97th st, 18x100, to Daniel F. Farrell.

98TH ST.—Edward N. Crosby & Co. have sold for the Systel Holding Co. the two 5-sty apartment houses, 52 and 54 West 98th st, 50x100, to an investor.

102D ST.—David Lion purchased from the Lawyers' Title and Trust Company the 5-sty flat 15 West 102d st, 18.6x100.

106TH ST.—A. H. Levy sold for Allice Richard 219 and 221 East 106th st, a 6-sty flat, 40.3x100.11, through Freidus & Co.

108TH ST.—M. Goldin sold for the Teachers' Loan Association 7 and 9 West 108th st, to Jacob Rand Realty Co.

109TH ST.—Ernest N. Adler sold for the McConihe Realty Co., 64 East 109th st, a 4-sty tenement, 17x100.

111TH ST.—Glenwood Property Corporation bought from the Hebron Realty Company the 5-sty flat, 91x100, at 31 to 35 West 111th st.

112TH ST.—William S. Baker sold for Charles Kimmelman to the York Building Co., Harry W. Perelman, president, and Breenberg Brothers, the 8-sty apartment, 100x100, at 527 to 533 West 112th st.

112TH ST.—Fischer Realty Company sold the dwelling at 116 East 112th st for Morton P. Forster.

113TH ST.—George W. Brettel sold for Clara Pollock to Isidor Axel, 126 and 128 East 113th st, a 6-sty flat, 42x100.

113TH ST.—James H. Cruikshank purchased from Henry Hottinger the 3-sty dwelling at 75 West 113th st, 17x100, through Harry Sugarman.

113TH ST.—Joseph E. Marx purchased from the Low estate 549 and 551 West 113th st, a 6-sty apartment, 100x100.11.

113D ST.—J. Palmer Bourke and Charles J. H. Hamilton sold for the B. Aymar Sands estate to William Mandolowitz the 4-sty flat 142 West 133d st, 25x99.11.

115TH ST.—J. Clarence Davies sold for Dr. L. Sasover 131 East 115th st, a 3-sty dwelling, 18.6x100.

116TH ST.—A. A. Hageman sold the 5-sty apartment, 362 West 116th st, 18.9x100.11, to Florence Semos.

118TH ST.—Frank Torco Realty Co. purchased 228 East 118th st, a 5-sty apartment, 27x100, from Mrs. Maria A. L. Carman, through Edward A. Polak, Inc.

119TH ST.—A. Rose sold through Edward A. Polak, Inc., to Anmore Realty Co. 205 West 119th st, a 6-sty apartment, 37.6x100.

120TH ST.—Lydia Maeder sold 304 East 120th st, a 3-sty dwelling, 19.5x100.11, through C. F. W. Johanning.

120TH ST.—Horace S. Ely & Co. sold for Allan McLane and David B. Ogden, trustees, 53 East 120th st, a 3-sty dwelling, 16.8x100.11, through Samuel Cohen.

121ST ST., ETC.—Morris Florea sold for J. Bergheimer the 4-sty flat, 75 East 121st st; also for Joseph Meyer the 4-sty flat at 77 East 121st st, and for Charles Schmitt the 3-sty dwelling 318 East 124th st.

122D ST.—Goodwin & Goodwin sold for J. Curry Watson to Peter Bertoni, the 3-sty dwelling, 18.8x100.11, at 163 West 122d st.

123D ST.—James L. Van Sant sold to Joseph Frebach 211 West 123d st, a 3-sty dwelling, 15.7x100, through E. Kingsley.

123D ST.—Charles Newmark bought from the Wilkes-Barre Realty Co., 523 and 527 West 123d st, opposite Horace Mann School, two 6-sty elevator apartments, each 66x100, renting for \$45,000.

126TH ST.—David Lion resold the 5-sty flat, 25x100, at 320 East 126th st, to Marion Goodman, through Kramer & Weil.

127TH ST.—J. R. Diamond purchased from Jennie Haas, through Harry H. Uhlfelder, the 3-sty dwelling at 33 West 127th st, 19x100.

130TH ST.—L. Oppenheim bought through Joseph J. Baker the 4-sty buildings at 609 to 615 West 130th st, 100x99.11, from Frederick Raddle.

131ST ST.—Edward A. Polak, Inc., sold for the Anmore Realty Co. to Morris Moore's Sons 45 and 47 East 131st, a 6-sty apartment, 50x99.11.

131ST ST.—Ryan & Co. sold for the Bridgetown Realty Co., the 3-sty dwelling, 64 West 131st st, 16.8x100, to W. E. Brown.

133D ST.—Nail & Parker sold for Minnie M. Koelsch, 210 West 133d st, a 5-sty flat, 42x99.11.

135TH ST.—Nail & Parker sold for the Koelsch estate 185 and 187 West 135th st and 2301 7th av to St. Philip's Protestant Episcopal Church. The church now owns the north side of 135th st from Lenox av to 7th av, with the exception of three buildings.

138TH ST.—Welling & Koelble, Inc., sold 302 West 138th st, a 4-sty dwelling, 17x99.11, to N. & J. Brown.

138TH ST.—F. Howell sold for the Equitable Life Insurance Society to Harry H. Pace the 3-sty dwelling at 257 West 138th st, 17x99.11.

139TH ST.—A. G. Thompson Co. sold 234 West 139th st, a 3-sty dwelling, for the Equitable Life Assurance Society to George W. Ragemen; also 131 West 132d st, a dwelling, for the Emigrant Savings Bank to Fannie L. Wood.

139TH ST.—Charles Galewski resold to the Benenson Realty Co. the 6-sty apartment at 602-604 West 139th st, 75x100, through at 502 and 504 West 139th st, 75x100, through Wendell Buckley.

142D ST.—M. Ulms sold to E. J. Feuerbach 228 West 142d st, a 5-sty flat, 39x100.

147TH ST.—Denwood Realty Co., through James E. Taylor, resold 460 to 464 West 147th st, a 6-sty apartment, 125x100, to the Evelyn Realty Corporation, composed of Edwin Bendheim, David H. Van Damm and the Ferguson Brothers.

150TH ST.—Katie F. Tucker sold the 3-sty house at 420 West 150th st, 17x81.11.

158TH ST.—Edward A. Polak, Inc., sold for the Tri-borough Realty Co. 522 and 524 West 158th st, a 6-sty apartment, 50x99.11.

159TH ST.—Ennis & Sinnott bought through L. J. Phillips & Co., from the Oppenheimer estate the 5-sty apartment 514 and 516 West 159th

160TH ST.—O'Reilly & Dahn and H. T. Wood sold for Mabel Dreyer to M. Thornton 524 and 526 West 160th st, two 5-sty apartments, 37.6x100 each.

169TH ST.—Nehring Co., Jules Nehring, president, sold for Ferdinand Schmidt to the Union Chemical Glassware Co. the 6-sty apartment at 507 and 509 West 169th st, 50x90.

170TH ST.—Frank Silverman sold to Isidor Schweidel a 5-sty apartment at 510 West 17th st, 50x95, through M. Frank.

178TH ST.—The Morgenstern Bros. Syndicate sold to a client of John Bernstein 835 and 837 West 178th st, northwest corner of Northern av, a 5-sty apartment, 105x75, renting for about \$23,000; also resold through M. Leffler & Co. the block front on the west side of St. Nicholas av, between 173d and 174th sts, 20x100, arranged for seventy families and fourteen stores.

178TH ST.—The St. Brendan, 6-sty elevator apartment house, 95.11x100, at 600 West 178th st, southwest corner of St. Nicholas av, has been resold by the Hilda Realty Co (Vogel & Schulze). The structure was erected by Thomas Smith. The sellers acquired the property about two months ago from the Brendan Realty Co., Joseph E. Marx, president.

178TH ST.—Samuel Barkin resold to the Harted Realty Corporation, I. Zimmer, president, 592 to 598 West 178th st, a 5-sty apartment, 75x100, through C. P. Dempsey and Jerome Nathan.

179TH ST.—Isaac Lowenfeld and William Prager resold 531-533 West 179th st, a 5-sty apartment, 50x100, through Goldberg & Phillips.

179TH ST.—I. E. Kreusher sold the 5-sty apartment at 714 West 179th st, 50x95, through Edward Thompson.

184TH ST.—Federman & Bernstein resold to Goldfarb & Rubin the 5-sty apartment 517 and 519 West 184th st, 50x100, through David Weinberg.

184TH ST.—J. C. Hough & Co. sold for the Elwood Realty Corporation, Isidor Zimmer, president, to Patrick Kiernan, the 6-sty apartment, 100x100, at 601 West 184th st, held at \$250,000 and renting for \$40,000. Last August the same brokers sold the property to Irving Judis, who subsequently resold it to the realty company.

WADSWORTH AV.—Charles S. Kohler sold for Ennis & Sinnott, Inc., the southwest corner of Wadsworth av and 184th st, two 5-sty flats, the corner, 49.6x100 feet, to Elsie Beispiel, and the inside house, 50.6x100, to the Natural Chemical Co.



**RECENT LEASES.**

**"Haans" Will Move.**

After a twenty year location on Park Row, R. M. Haan & Co. will move their restaurant to the Dun Building, 290 Broadway, corner of Reade street, January 1. They have taken a long lease of the restaurant space of the Dun building through Cruikshank Company, agents for the building, and will remodel it. The Dun building has long been famous as one of the high class office buildings immediately above City Hall Park, and in addition to being the home of The Mercantile Agency, R. G. Dun & Co., houses many prominent businesses. For many years it was the centre for downtown railroad offices.

**\$35,000 a Year for Flat.**

Douglas L. Elliman & Co. has closed the first lease for an apartment consisting of seventeen rooms and seven baths in the house which the Fred F. French Company is building at the northeast corner of Fifth avenue and 72d street, on the large plot purchased last spring from the estate of James Stillman. It is said this suite was held at \$35,000 per year, which is said to be the highest price per square foot for residential purposes in the world. The 910 Fifth Avenue Corporation secured a part of the financing for this apartment house operation by a \$2,000,000 issue of first mortgage 6 per cent serial bonds, underwritten by S. W. Straus & Co. The building will be finished about August 1, 1920.

**Record Broadway Store Rental.**

Charles F. Noyes Company has leased the store and basement of 443-5 Broadway, size 50x200, for Robinson-Rodgers Co. to the Meyer Barish Mfg. Co. for a long term of years at an aggregate rental of about \$100,000. The agents state that the rental paid under this lease is probably the highest rental paid for any similar store on Broadway in this vicinity. The Meyer Barish Mfg. Co. deals in cotton goods and is moving from upper Broadway to the Canal street section which is finding favor with many of the large converters and dry goods firms. Frederick Butterfield & Co., Harris & Co. and Thompson Cramp are a few of many firms that have moved back in the old district, and some of these firms have purchased their own buildings. It is expected that the section on Broadway adjacent to Canal street will probably be a popular point for the wholesale dry goods business.

**Big Warehouse Lease.**

The Frank L. Fisher Company has leased for the Independent Warehouse Company, under the control of the Guaranty Trust Company and the Liberty National Bank, their property 537-545 Greenwich street, a 7-story building, 100x100, to the Western Electric Company for a term of years at an aggregate rental of \$300,000. The building at the present time is occupied by the Government as storage of effects of deceased soldiers. The Western Electric Company will take possession of the premises for their own warehouse purposes.

**Garden Hotel for Silk Firms.**

M. & L. Hess, (Inc.), and Holten & Leverich sold the lease on the Garden Hotel, 63 Madison avenue, northeast corner of 27th street, for Wellbrock & Thomforde to the Canton Silk Mill, (Inc.), and secured for the Canton Silk Mill, (Inc.), an extension of the above lease from the owner to January 31, 1941. The tenant contemplates making extensive alteration and occupying the store and basement for their own business. Approximately \$215,000 is involved under the aggregate rental and purchase price of the lease.

**Shuberts Enlarge Holdings.**

J. B. English leased to Lee & J. J. Shubert the three dwellings 233, 235, 237 West 49th street on plot 54x100 for a term of twenty-one years and renewals. The Messrs. Shubert leased recently through Mr. English 215 to 231 West 49th st. and now control a plot of 229 feet frontage on this street.

**Big Mid-Town Leases.**

J. & J. Slater, shoe merchants, leased for a long term of years, from May 1 next, from the United Cigar Stores Company the store in the Lorraine Hotel at 539 Fifth avenue. The same firm has leased the store and parlor floor in 24 East 57th street. Frank D. Vieller and J. L. Robertson negotiated both leases. They have also leased for the Buckley-Newhall Company to the Adams-Evans Engineering Company for ten years the tenth floor of the building in course of construction at the southwest corner of Sixth avenue and 41st street, at an aggregate rental of more than \$200,000.

**Liggett Company Leases Building.**

Louis K. Liggett Company has leased the 11-story loft building on a plot 40x100 for a term of years to a client of Berlowitz & Caine, who have been appointed managing agents of the property by the lessee.

**\$900,000 Lease in Fordham.**

Zealie Van Raalte leased to the Schulte Cigar Company the block front on the north side of Fordham road, extending from Jerome to Morris avenue. The property is improved with a one-story taxpayer on Jerome avenue and a 3-story apartment on the Morris avenue end, with a theatre intervening. The lease is for a term of twenty-one years at a total rental in excess of \$900,000. Charles Clucas negotiated the transaction.

**REAL ESTATE NOTES.**

PEASE & ELLIMAN have been appointed by Joseph Rauschkolb, the receiver, managers of 49 Sheriff st.

DUROSS CO. was the broker in the recently reported sale of 492-94 Broome st for the Albany Saving Bank to P. M. Frank Disinfecting Co. The building will be extensively altered for factory purposes.

CHARLES E. FORSTER, of the Guardian Holding Co., and Orlando B. Potter, of the O. B. Potter Properties, have been elected to active membership in the Building Managers' and Owners' Association of New York.

HARRY SCHIFF, builder, and two associates, are the buyers of the former "Under der Linden" garden, at the northwest corner of Broadway and 99th st, 101x175, sold recently by Joseph P. Day for the Anheuser-Busch Company of St. Louis. An apartment house operation is planned.

THE NEW YORK TITLE AND MORTGAGE CO. Board of Directors at its meeting this week, declared, in addition to the regular dividend of 1 1/4 per cent., an extra dividend of 1 per cent., making the total distribution for the year 8 per cent.

SUPREME COURT JUSTICE TOWNSEND SCUDDER has appointed Vernon C. Ryder to act as official examiner of title in a Torrens registration proceeding in Richmond County. The Registrar of the County, C. Livingston Bostwick, has been unable to appoint an official examiner for Richmond County because the Board of Estimate has omitted to provide the compensation for the place. The property to be registered is situated on Richmond avenue and Watchogue road and is owned by James H. Horgan, who inherited it from his father who acquired it in 1865. The proceedings are being conducted by Walter Fairchild attorney and counsel of the Torrens Title League.

BURLING REALTY CO., officers and employees held a dinner this week at the Crescent Athletic Club, which was attended by representatives of the company's three offices. The guests of the evening were William Clinton Burling, founder of the company; Robert A. Wright, whose business at 254 Tompkins avenue the company took over on May 1 and is operating as an uptown office, and Maurice J. Moore, counsel of the company. Mr. Moore gave a talk on real estate contracts. Among those present were William Raymond Burling, Chester A. LaFetra, William E. Tierney, L. O. Brown, John C. Kemp, M. Malcolm Gray, Charles L. Daley, Edward J. Fallon and Halstead Swan.

**Classified Advertisements**

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BROOKLYN, NEW YORK

## REAL ESTATE STATISTICS

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

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

### MANHATTAN Conveyances.

	1919		1918	
	Dec. 6 to 16	Dec. 13 to 19	Dec. 6 to 16	Dec. 13 to 19
Total No.....	433	122	433	122
Assessed Value.....	\$32,667,600	\$5,853,800	\$32,667,600	\$5,853,800
No. with consideration.....	64	16	64	16
Consideration.....	\$3,558,850	\$415,725	\$3,558,850	\$415,725
Assessed Value.....	\$3,115,000	\$470,000	\$3,115,000	\$470,000

### Mortgages.

	1919		1918	
	Dec. 6 to 16	Dec. 13 to 19	Dec. 6 to 16	Dec. 13 to 19
Total No.....	298	39	298	39
Amount.....	\$8,954,710	\$590,325	\$8,954,710	\$590,325
To Banks & Ins. Cos..	44	6	44	6
Amount.....	\$1,585,750	\$294,000	\$1,585,750	\$294,000
No. at 6%.....	157	21	157	21
Amount.....	\$4,074,535	\$162,825	\$4,074,535	\$162,825
No. at 5½%.....	55	2	55	2
Amount.....	\$2,556,760	\$14,000	\$2,556,760	\$14,000
No. at 5%.....	46	9	46	9
Amount.....	\$1,487,150	\$140,500	\$1,487,150	\$140,500
No. at 4½%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
No. at 4%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual Rates.....	2	.....	2	.....
Amount.....	\$34,500	.....	\$34,500	.....
Interest not given.....	38	7	38	7
Amount.....	\$801,765	\$273,000	\$801,765	\$273,000

### Mortgage Extensions.

	1919		1918	
	Dec. 6 to 16	Dec. 13 to 19	Dec. 6 to 16	Dec. 13 to 19
Total No.....	31	9	31	9
Amount.....	\$2,384,250	\$1,610,275	\$2,384,250	\$1,610,275
To Banks & Ins. Cos..	19	4	19	4
Amount.....	\$1,815,250	\$1,525,000	\$1,815,250	\$1,525,000

### Building Permits.

	1919		1918	
	Dec. 6 to 16	Dec. 14 to 20	Dec. 6 to 16	Dec. 14 to 20
New Buildings.....	6	5	6	5
Cost.....	\$300,000	\$270,400	\$300,000	\$270,400
Alterations.....	\$589,300	\$93,195	\$589,300	\$93,195

### BRONX.

#### Conveyances.

	1919		1918	
	Dec. 6 to 16	Dec. 13 to 19	Dec. 6 to 16	Dec. 13 to 19
Total No.....	428	88	428	88
No. with consideration.....	47	10	47	10
Consideration.....	\$563,375	\$250,483	\$563,375	\$250,483

#### Mortgages.

	1919		1918	
	Dec. 6 to 16	Dec. 13 to 19	Dec. 6 to 16	Dec. 13 to 19
Total No.....	281	39	281	39
Amount.....	\$1,788,800	\$599,518	\$1,788,800	\$599,518
To Bank & Ins. Cos..	23	3	23	3
Amount.....	\$185,200	\$20,000	\$185,200	\$20,000
No. at 6%.....	164	22	164	22
Amount.....	\$1,063,840	\$379,868	\$1,063,840	\$379,868
No. at 5½%.....	39	8	39	8
Amount.....	\$431,825	\$158,000	\$431,825	\$158,000
No. at 5%.....	17	4	17	4
Amount.....	\$138,365	\$18,250	\$138,365	\$18,250
No. at 4½%.....	.....	.....	.....	.....
Amount.....	.....	.....	.....	.....
Unusual Rates.....	7	.....	7	.....
Amount.....	\$22,875	.....	\$22,875	.....
Interest not given.....	54	3	54	3
Amount.....	\$131,895	\$32,900	\$131,895	\$32,900

### Mortgage Extensions.

	1919		1918	
	Dec. 6 to 16	Dec. 13 to 19	Dec. 6 to 16	Dec. 13 to 19
Total No.....	17	6	17	6
Amount.....	\$536,100	\$58,500	\$536,100	\$58,500
To Banks & Ins. Cos..	7	2	7	2
Amount.....	\$361,000	\$34,500	\$361,000	\$34,500

### Building Permits.

	1919		1918	
	Dec. 6 to 16	Dec. 13 to 19	Dec. 6 to 16	Dec. 13 to 19
New Buildings.....	73	.....	73	.....
Cost.....	\$302,000	.....	\$302,000	.....
Alterations.....	\$26,000	\$7,900	\$26,000	\$7,900

### BROOKLYN.

#### Conveyances.

	1919		1918	
	Dec. 10 to 15	Dec. 12 to 18	Dec. 10 to 15	Dec. 12 to 18
Total No.....	953	397	953	397
No. with consideration.....	20	18	20	18
Consideration.....	\$665,145	\$115,911	\$665,145	\$115,911

#### Mortgages.

	1919		1918	
	Dec. 10 to 16	Dec. 12 to 18	Dec. 10 to 16	Dec. 12 to 18
Total No.....	847	249	847	249
Amount.....	\$3,656,409	\$852,545	\$3,656,409	\$852,545
To Banks & Ins. Cos..	134	20	134	20
Amount.....	\$764,700	\$99,600	\$764,700	\$99,600
No. at 6%.....	699	184	699	184
Amount.....	\$2,771,751	\$494,745	\$2,771,751	\$494,745
No. at 5½%.....	120	42	120	42
Amount.....	\$767,063	\$225,850	\$767,063	\$225,850
No. at 5%.....	15	12	15	12
Amount.....	\$85,425	\$37,774	\$85,425	\$37,774
Unusual rates.....	2	2	2	2
Amount.....	\$12,000	\$6,500	\$12,000	\$6,500
Interest not given.....	11	9	11	9
Amount.....	\$20,170	\$87,676	\$20,170	\$87,676

### Building Permits.

	1919		1918	
	Dec. 10 to 16	Dec. 12 to 18	Dec. 10 to 16	Dec. 12 to 18
New Buildings.....	155	63	155	63
Cost.....	\$1,312,000	\$224,950	\$1,312,000	\$224,950
Alterations.....	\$83,845	\$64,335	\$83,845	\$64,335

### QUEENS.

#### Building Permits.

	1919		1918	
	Dec. 10 to 16	Dec. 12 to 19	Dec. 10 to 16	Dec. 12 to 19
New Buildings.....	150	29	150	29
Cost.....	\$1,677,438	\$42,175	\$1,677,438	\$42,175
Alterations.....	\$30,715	\$10,598	\$30,715	\$10,598

### RICHMOND.

#### Building Permits.

	1919		1918	
	Dec. 10 to 16	Dec. 12 to 19	Dec. 10 to 16	Dec. 12 to 19
New Buildings.....	11	11	11	11
Cost.....	\$30,110	\$30,110	\$30,110	\$30,110
Alterations.....	.....	\$76,225	.....	\$76,225



# BUILDING SECTION

## Barge Canal Terminal is Best Equipped Dock in Harbor

Now Completed at Piers 5 and 6, East River, and Will Probably Effect Many Changes in Handling Freight

WITH the recent completion of the construction of the Barge Canal Terminal at Piers 5 and 6, East River, the State of New York entered into the first purely commercial enterprise ever undertaken by the commonwealth. Plans for terminals to be used in conjunction with the operation of the Barge Canal are most extensive and they will be located at many important



INTERIOR VIEW OF PIER SHED.

points but up to the present time the only one completed and turned over to the Superintendent of Public Works is that located on the lower end of Manhattan borough, which represents the expenditure of approximately \$300,000.

The cost of the terminal at Pier 6 is insignificant as compared with other new piers in this city, but in layout and completeness of equipment designed for the expeditious handling of miscellaneous freight, this project is in a number of ways unusual and one that is likely to be used as a model for other to be later constructed. The Pier 6 Terminal will undoubtedly influence private interests to modernize their wharfs and install modern freight handling equipment and this in itself will have a powerful effect upon reducing waterfront congestion.

The East River barge canal terminal was designed by engineers of the State Engineering Department and constructed under the direct supervision of Ely Gamse, assistant engineer. The pier proper has over-all dimensions of 85x572 and with its bulkheads has a frontage of more than 250 feet in South street. This pier is built upon wood piles, with a deck of reinforced concrete. The construction throughout is fire-proof and every precaution has been taken to provide against the outbreak of fire in freight. The shed is of structural steel frame covered with corrugated galvanized iron and the dead house is of hollow tile construction.

The pier shed is 50 feet wide and 450 feet long and the head house, two stories in height, has dimensions of 40x74 feet.

The head house contains a large office for the Harbor

Master on the first floor and the second floor is devoted to a conference room, Superintendent's office, district office for the New York State Department of Public Works, with private offices for assistant engineer and a large drafting room. On the first floor to the left of the entrance of the pier is an office for checkers, close to which is a 20-ton platform scale. To the right of the entrance is located the battery room, for charging power trucks and a boiler plant for heating.

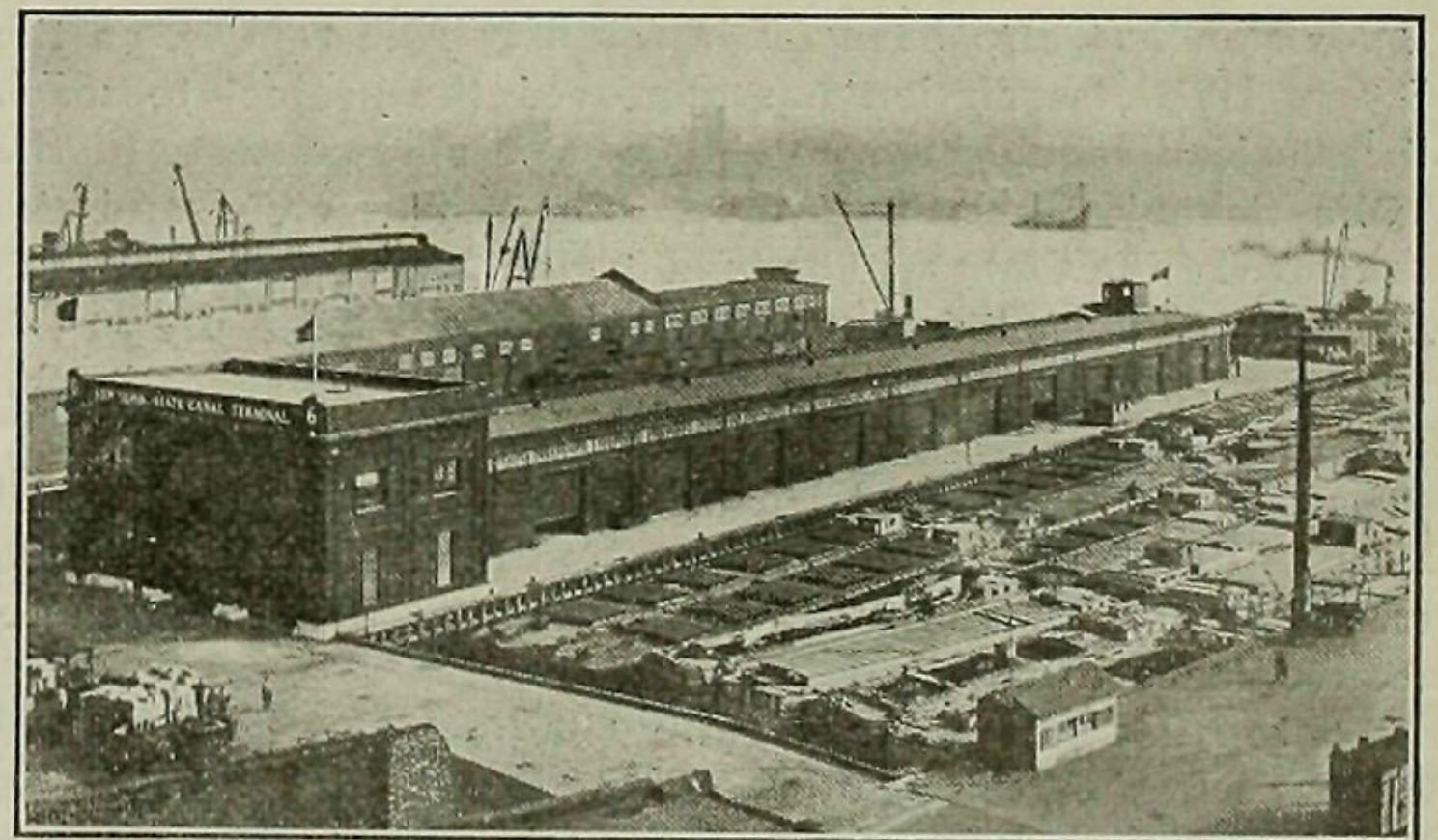
South of the new pier is a slip, 572 feet long, 200 feet wide at the opening and 120 feet wide at the bulk head, in which is possible to moor approximately thirty barges at one time. In the north of the pier there is mooring space for a large number of barges.

One of the features of this project that is not usually found is the open driveway for trucks along the south side. By means of this drive vehicular congestion under the shed is eliminated, as the trucks are loaded direct from the barges without entering the shed proper.

Facilities for moving barges about the slip without confusion and loss of time is provided by means of five electrically operated winches, two on each side and one at the out-shore end of the pier, which with their respective idlers make it possible to bring barges close to the pier for unloading and to speedily move out unloaded barges so that filled ones may take their places.

The equipment of this pier includes many mechanical devices to reduce the labor and expedite the handling of heavy and bulky freight. Wherever possible a machine will be used rather than man power for lifting, piling and transporting and all of this equipment is operated by electricity, supplied through twenty-one plugs located at various points.

On the north side of the pier there has been installed two electric overhead wharf cranes, operated by electricity, each



VIEW OF PIER AND SLIP FROM BULKHEAD.

with a lifting capacity of one and one-half tons. On the south side there are located two three-ton electric semi-portal revolving jib cranes, that will unload direct from the barges to waiting trucks or to the pier floor. One of the features of these cranes is that they will travel upon rails on

(Continued on page 640)



# Tentative Plans For Victory Hall Have Been Approved

Memorial Costing \$10,000,000 To Be Built in Pershing Square Through Funds Raised by Popular Subscription

**T**ENTATIVE plans for Victory Hall, the four-story structure that will be constructed in Pershing Square as a memorial to the sons and daughters of this city who served in the war, have been approved by the Board of Directors of the Victory Hall Association. Robertson & Herts, architects, have been retained to prepare the working drawings and supervise construction of this operation.

This memorial will involve an outlay of approximately \$10,000,000 and the funds for the purchase of the site and the construction of the building will be raised by a popular subscription campaign which is planned to be started April 6, 1920, the third anniversary of the entrance of the United States into the war.

According to the preliminary plans, Victory Hall, with its triumphal arch towering above the main entrance on the Park avenue viaduct, will extend through to Lexington avenue and from 41st to 42nd street. The hall will conform in architecture to the buildings about it. Its sides will be supported by huge pillars, and its entrances will be massive and beautiful. Figures, symbolic of America's triumphs abroad, will be carved on the Park avenue front, and the arch over the main entrance will be as truly monumental as the combined efforts of the leading sculptors of the city can make it.

From the viaduct a plaza will be erected leading directly into the convention hall which will seat 10,000 persons. It is planned to have the auditorium similar to the Coliseum at Rome, with large monumental colonnades surrounding the entire edifice. The roof is to be an uninterrupted span with a coffered ceiling on which the efforts of the city's best artists will be expended.

The auditorium will have an oval centre arena with provisions to admit a running track of ten laps to the mile so that athletic carnivals may be held.

The exhibition hall itself, it was said, will give large exhibits a greater floor space, on a single floor, than has ever before been provided in the city. It will cover the entire block. Below the auditorium will be the first basement, in which there will be a swimming pool, 90 feet wide and 180 feet long, and a gallery to seat 3,000.

There will also be a gymnasium, fully equipped, with room for seats along the sides, as well as locker rooms sufficient to care for any number of athletes who may be brought together at any time.

Provision has also been made for fifty rifle ranges, as the Victory Hall Association has approved the project to teach all American school boys to shoot. The rifle contests of the Public Schools Athletic League, independent clubs and the Associated Rifle Clubs will be held in the building. The targets will be so constructed that fifty of them may be in use at the same time without taking up a large amount of space in the hall.

The roof will be enclosed with heavy wire netting and there will be constructed a playground high enough over the street level to be free from dust, but not too high to cause inconvenience to children.

The top floor of Victory Hall will be given over to the American Legion, the Spanish War Veterans, and the G. A. R. Forty meeting rooms are to be provided and each will be large enough for meetings of the average sized post.

Fitting in with the memorial spirit of the hall, the walls and great colonnades which support the two halls will hold bronze tablets bearing the names of New York's men and women who died in service. The letters will be raised in a dark heavy bronze so that they may be prominently displayed.

Between the columns space will be left for organizations

which aided the army or navy during the war. There will be alcoves for the Y. M. C. A., the Knights of Columbus, Salvation Army, Red Cross, Y. M. H. A., Jewish Welfare Board, War Camp Community Service, Women's Motor Corps and other organizations which helped to attain the great victory.

## New Civic Art Library

Although there has been much writing and discussion of war memorials and the new opportunity for the development of a distinctively American civic art there is little evidence that any considerable endeavor is being made by purely municipal agencies to build up a comprehensive collection of literature and other data on the important subject of civic art and the scientific planning of municipal architectural undertakings.

By a plan recently agreed upon, however, New York has taken a step in this direction. A nucleus for a library of Civic Art has been formed as the result of an agreement made recently by the Municipal Art Commission and the Municipal Reference Library. Finding that there was some duplication and overlapping in the work being carried on in the Art Commission's library and in the Municipal Reference Library, Mr. Henry Rutgers Marshall, Assistant Secretary of the Commission, arranged with Dorsey W. Hyde, Jr., Municipal Reference Librarian, for the latter to assume complete responsibility for the Art Commission's collection which was duly constituted a branch of the Municipal Reference Library to be devoted to Civic Art.

In accordance with this plan a Civic Art Division of the Municipal Reference Library has been created and the work of consolidating the two collections is now in progress. A classification scheme is being prepared and some progress has been made in the compilation of an index. Index cards will be duplicated in the index of the Municipal Reference Library, 512 Municipal Building, in accordance with the plan already followed for the books of the Library's Public Health Division. Suggestions from New York architects as to how the new library can be made of wider usefulness will be gladly received.

## Barge Canal Terminal in Manhattan

(Continued from page 639)

top of the shed and pier side, without hindering the passage of trucks.

Other labor-saving equipment includes boat-unloaders designed on the conveyor principle, that will unload direct from the hold of a boat onto the trucks or pier. Conveyor freight pilers, that may be moved from point to point and will pile boxes, barrels or any other type of package at any desired height from one foot to roof level. For the rapid distribution of freight a large fleet of storage-battery trucks will be used which with their trailers will make possible a tremendous saving of labor.

Although the terminal at Pier 6 is the first one to be completed, progress is rapid on other projects of this type in the Metropolitan District. Work has already been started upon a terminal at Pier 93, foot of West 53d street, and plans are being developed for others. Work will soon be started upon terminals at Greenpoint, and at Halletts Cove, Astoria. The largest of the piers, at South Brooklyn, also will be started within a short time will give to this city one of the finest group of terminals possible to construct.



# Architects and Engineers Busy Planning New Projects

Figures by F. W. Dodge Company Indicate Important Increase in Commercial Construction and Public Improvements

**N**EW building and engineering projects to the total value of more than \$40,000,000 and scheduled for sites scattered over New York State and New Jersey, north of Trenton, were announced to the industry during the week of December 6 to 12, inclusive. This great total makes the period one of the most active since the statistics were first tabulated. According to the figures of the F. W. Dodge Company it is shown that during the above week plans for 412 new operations, representing \$30,758,700 were being prepared by architects and engineers in the territory and at the same time contracts were awarded for 262 projects that will require an additional expenditure of approximately \$10,000,000.

It will be noticed that during the past two or three weeks there has been a great improvement in the number and value of the operations being planned for the future and according to well informed sources the increases in the amount of prospective work is but a natural outcome of the generally improved building conditions throughout the entire country.

The list of 412 projects for which plans were reported as

in progress is sub-divided as follows: 92 business and commercial buildings, such as stores, offices, lofts, commercial garages, etc., \$8,953,500; 9 educational projects \$267,000; 4 hospitals and institutions, \$356,000; 42 factory and industrial buildings, including shops, warehouses, etc., \$2,862,500; 11 structures for the exclusive use of the army or navy, \$998,000; 3 public buildings, \$14,000; 29 public works and public utilities, \$9,400,400; 9 religious and memorial projects, \$1,002,000; 198 residential operations, including apartments, flats, tenements and one and two-family dwellings, \$4,810,300 and 15 social and recreational projects, \$1,995,000.

Among the 262 operations for which contracts were awarded during the week of December 6 to 12, inclusive, were 56 business and commercial buildings, \$2,594,500; 5 educational structures, \$255,300; 2 hospitals and institutions, \$280,000; 26 factory and industrial buildings, \$1,247,000; 2 public buildings, \$62,600; 22 public works and public improvements, \$2,285,200; 2 memorial and religious projects \$155,000; 143 residential operations of various types, \$2,342,800, and 3 social and recreational buildings, \$555,000.

## PERSONAL AND TRADE NOTES.

**A. J. Earle**, formerly traffic manager for the Kelly Island Lime & Transport Co., Cleveland, is now associated with the sales department of the Palmer Lime & Cement Company, New York.

**Reading Iron Co.**, Reading, Pa., one of the largest manufacturers of wrought iron pipe, is undergoing reorganization under the direction of L. E. Thomas, newly elected president. Mr. Thomas, who succeeded F. C. Smink, was formerly vice-president and general manager of the Birdsboro Steel Foundry & Machine Co. W. Woodward Williams, general manager, was for several years general manager of the A. M. Byers Company of Pittsburgh. Craig Geddis, advertising manager, was formerly connected with the sales and publicity departments of the National Tube Company and later publicity manager for the Mesta Machine Company.

**Alfred C. Bossom**, bank architect and engineer, is just removing his offices from 366 Fifth avenue to 680 Fifth avenue, where he has taken the entire top story of the handsome structure, recently built by John D. Rockefeller, Jr., and has arranged it to accommodate a most complete architectural and engineering organization. Among some of the important banking projects that Mr. Bossom has handled are the new homes for the Seaboard National Bank, Jersey City, N. J.; National Bank of Commerce, New York City; Columbia Trust Company, New York City (4 branches); Virginia Trust Company, Richmond, Va.; First National Bank, Richmond, Va., (additions); Colonial Trust Company, Farrell, Pa., etc. In the new quarters he has introduced a novel feature, by making special provision for any of his banking clients when they visit New York.

## Wages in Westchester County.

At a conference of the Westchester County Building Trades Employers' Association held in New Rochelle last Saturday, it was proposed to pay a standard wage to all skilled men in the trades of \$8 a day for a forty-four hour week. Several of the largest contractors in Westchester proposed this wage scale on the ground that it will go far to smooth out the labor unrest and accelerate building in the county. No formal action was taken on this matter, as it will first be submitted to the labor representatives for an expression of opinion.

## Testimonial to Charles R. Brady.

Tenants of the office building at 103 Park avenue, in order to express their appreciation of the services of Charles R. Brady, superintendent of the building for the last twelve years, tendered him a dinner last Saturday night at Keen's Chop House in West 44th street. George Bartlett, architect, acted as toastmaster and Joseph McGuire, architect, presented Mr. Brady with a handsome gold watch and a sum of money. P. G. Lavery handled the arrangements. The property at 103 Park avenue is tenanted principally by real estate men, architects and others affiliated with the realty and construction interests of the city. It was sold recently and a change in management was made. Mr. Brady, prior to his connection as superintendent of this property, was for a number of years a superintendent of construction with Irons & Todd.

## New York Architects Meet.

The regular monthly meeting of the New York Society of Architects was held at its headquarters, the United Engineering Societies Building, 29 West 39th street, on Tuesday evening, December 16, with James Riely Gordon, president, in the chair.

Notwithstanding the severity of the weather, there was a good attendance of members and much interest manifested in the various topics discussed. John P. Leo wrote expressing his regret at his inability to attend the meeting.

The formation of a Junior League in affiliation with the society is now in progress. By this it is sought to promote the interests of students and draftsmen who expect to become architects. One of the benefits of membership in this league will be that a register will be kept of draftsmen stating their qualifications, so as to refer them to architects from whom inquiries are frequently made for draftsmen.

The proposition to issue certificates of membership to individual members of the society, which has been under consideration for some time past was discussed at length, and finally negatived.

## Metric System Explained in One Minute.

A member of World Trade Club holds the world record for rapid explanation of the Metric weight measurements and the way in which they ought to be used. He does this in one minute. An objector who had never looked the matter up declared that the metric system was complex and that it would take a long time to learn it. It was then that the member of World Trade Club first undertook to explain, in

## TRADE AND TECHNICAL SOCIETY EVENTS.

**National Builders' Supply Association** will hold its annual convention at the Hotel Sherman, Chicago, Ill., February 9-10, 1920.

**New York State Builders' Supply Association** will hold its 1920 convention at the Hotel Arlington, Binghamton, N. Y., Thursday and Friday, January 15-16. According to Secretary T. E. Wright, the forthcoming convention promises to be the most important and interesting that the association has ever held. Local dealers are planning a supplementary program that will involve a number of unusual features.

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

**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.

one minute, all that needed to be known of metric units. He did it to the satisfaction of eminent auditors. Here is how he did it:

"Learn only the units, dollar, meter, liter, gram—dollar, the measure of value; meter, the measure of length; liter, measure of bulk; gram, for weight. You know all about the American dollar. The metric units, meter, liter, gram, are just like dollar, divided decimally and multiplied decimally. If you want to compare metric units with present units, the meter is 10 per cent. more than the yard; 500 grams is about 10 per cent. more than the pound avoirdupois, the liter is 5 per cent. less than the U. S. liquid quart (13 per cent. less than the British liquid quart)—that is all 90 per cent. need to use the metric standards."



# CURRENT BUILDING OPERATIONS

**I** NTEREST in the local building situation has picked up considerably since the agreement between the employers and the workmen identified with the industry in Grater New York and Long Island. Looking back over the past few months it is now realized by building interests in this city that quite a large volume of new construction was held up owing to the unsettled labor situation. Just as soon as it was announced that the employers and workmen had adjusted their outstanding difficulties there was a response from prospective builders who immediately released for immediate start a number of the projects that had been held in abeyance.

During the past week there has been a marked increase in the number of important structural operations placed under contract in this territory and according to the reports from architects and engineers the work already contracted for is but a relatively small percentage of that to be released within the next three or four months. At the present time there is sufficient construction planned to keep the building industry busy to its full capacity for many months to come. The proposed work includes a number of very large and important buildings, the financing of which has been completed. The only factor likely to retard progress on these structures will be a shortage of available materials. Price is given secondary consideration in these times when the demand for almost any kind of residential, commercial and industrial space is as intense as it is at present and the backers of these proposed operations are willing to pay current market prices for materials and supplies just as long as they can be assured that their buildings will be finished with all possible haste.

The housing situation is gradually being relieved by the large number of one and two-family dwellings being put up in the outlying sections of the city and in the near-by suburbs. This phase of construction is now flourishing and from all accounts speculative and investment builders will continue their activity throughout the winter if possible and will probably greatly increase their schedules during the coming spring and summer months. The demand for small houses has lost none of its intensity and build-

ers are assured of a firm and profitable market for all the moderate priced dwellings they are able to put up for some months to come.

Coincident with the increased amount of new construction brought out as the result of the labor agreement there has been a large increase in the demand upon local dealers for building materials and supplies. Brick, both common and face, are in constantly increasing demand and other essentials are being called for insistently by builders of the city. Prices are firming up to some extent, owing chiefly to the advancing manufacturing

costs, experienced by practically every producer of structural commodities and it is generally predicted that levels will be jumped in almost all lines during the winter.

**Common Brick**—Owing to the snow and the severely cold weather of this week there was an appreciable drop in the intensity of the brick demand. The almost zero weather made bricklaying impossible and the snow considerable slowed down deliveries. There is still a very strong demand for brick, however, and just as soon as weather conditions improve it is practically certain that buying interests

## 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

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Brooklyn, New York



# MATERIALS AND SUPPLIES

will again come into the market. Up-river there has been considerable snow during the past two weeks that has made work in open yards impossible. In a few of the covered yards brickmaking is still in progress but from all accounts but a relatively small production is expected until next season opens. There has been no change in the local price situation. Quotations are \$20 a thousand still and there is no evidence of effort to advance this figure at present.

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

ending Friday, December 19, 1919. Condition of market: Demand fair, prices firm and unchanged. Quotations: Hudson Rivers 20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 21; sales, 21. Distribution: Manhattan, 7; Brooklyn, 7; New Jersey points, 5; Astoria, 1 Steinway, 1.

**Face Brick**—The recent increase in building activity throughout the Metropolitan district has materially improved the demand for face brick and according to both manufacturers and dealers there is a vast amount of new business in pros-

pect for the coming spring and summer season, which, from a building standpoint, is likely to be one of the busiest in the history of the industry. Face brick prices are very firm and there is every possibility of important advances due to the increased labor and other overhead costs.

**Structural Steel**—Local structural interests are being flooded with both actual orders and invitations to estimate upon prospective work and their only present difficulty is that of procuring the required fabricated material essential to their operations. There is more active business today than for many months past and daily the congestion at mills is becoming worse, so much so, that a prominent steel contractor of this city stated this week that the delivery situation is the prime worry of the trade and that in some instances no fabricated material is promised by the mills in less than six months. According to the report of the Bridge Builders and Structural Society for the month of November, 1919, it is shown that sixty-nine per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. During the past week or so there have been an unusual number of large structural projects placed under contract and the steel for these operations has already been booked. Plans now out for estimates indicate a steady improvement in the volume of tonnage contracted for during the coming months. Prices are steady and there is no present indication of any important change.

**Lumber**—There has been practically no change in the local lumber situation for the past week or so. Both wholesale and retail interests have all the business they are able to handle and are somewhat pessimistic over their inability to obtain new supplies to replenish their badly broken stocks. For some time past there has been a growing scarcity along certain lines and there is no promise from producers of improvement for some time. Demand for lumber products remains very firm and as there is a steady improvement in the general building situation the lack of new supplies will be keenly felt by builders next spring. Lumber prices are steadily advancing and it is freely predicted that the upward movement will not terminate for some time to come.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

27x28x1 in.	\$0.35	each
7x48x 1/4 in.	0.32	each
32x36x 1/4 in.	0.21	each
32x36x 3/8 in.	0.21	each
32x36x 1/2 in.	0.23 1/2	each

### Sand—

Delivered at job in

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

### White Sand—

Delivered in Manhattan..\$4.50 per cu. yd.

### Broken Stone—

1 1/2-in., Manhattan delivery.	\$3.25	per cu. yd.
Bronx delivery.....	3.50	per cu. yd.
3/4-in., Manhattan delivery.	3.25	per cu. yd.
Bronx delivery.....	3.50	per cu. yd.

### Building Stone—

Indiana limestone, per cu. ft.	\$1.23
Kentucky limestone, per cu. ft.	1.35
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%

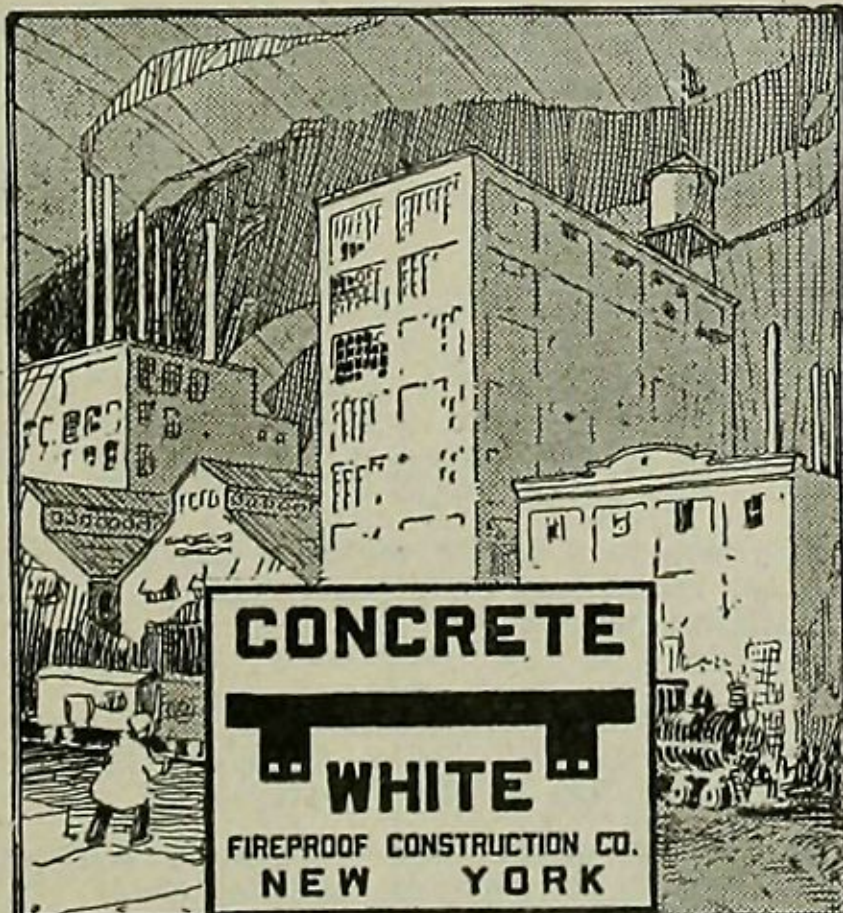
### Linseed Oil—

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

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**APARTMENTS, FLATS AND TENEMENTS.**  
 CANAL ST.—L. E. Denslow, 44 West 18th st, has completed plans for alterations to the 4-sty bk tenement, 23x69 ft, including new store fronts, at 375 Canal st, for John F. Dour, 326 West 15th st, owner and builder. Cost about \$5,000.  
 127TH ST.—S. F. Oppenheim, 38 Eighth av, has prepared plans for alterations to the 4-sty brick tenement, 25x64 ft, at 310 West 127th st, for Adele Asch, 265 West 54th st, owner and builder. Cost about \$5,000.

**STORES, OFFICES AND LOFTS.**  
 34TH ST.—M. Zipkes, 25 West 42d st, has been retained to prepare plans for the addition of nine stories to the brick and stone bank and office building at the northwest corner of 5th av and 34th st, for Max N. Natanson, 170 Broadway, owner. Details will be available later.

**THEATRES.**

49TH ST.—Herbert J. Krapp, 116 East 16th st, has been retained to prepare plans for a 4-sty brick, limestone and terra cotta theatre, 105x140 ft, with stores and offices at 224-236 West 49th st, for Edward Margolies, 19 East 33d st, owner. Cost \$250,000. Details of construction will be available later.

BROADWAY.—Thomas W. Lamb, 644 8th av, has prepared plans for a 16-sty brick, limestone and terra cotta theatre and office building, 100x1000 ft, with auditorium seating 3,000, at the northeast corner of Broadway and 45th st, for Marcus Loew, 1495 Broadway, lessee of land and owner of the building. Details will be announced later.

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**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**  
 TELLER AV.—Charles Kreymborg, 163d st, and Park av, has plans nearing completion for four 5-sty brick, limestone and terra cotta apartments, 150x300x150x170 ft on Teller and Park avs, 163d and 164th sts, for the Garden Court Corp., S. H. Niewenhaus, president, 163d st and Park av, owner and builder.  
 UNIVERSITY AV.—Irving Margon, 355 East 149th st, has plans in progress for a 5-sty brick, limestone and terra cotta apartment, 150x78 ft, at the southeast corner of University av and Kingsbridge road, for owner and builder to be announced later. Cost \$125,000.

**FACTORIES AND WAREHOUSES.**  
 VALENTINE AV.—Samuel Cohen, 32 Union sq, has completed plans for alterations to the 3-sty frame factory building at 2074 Valentine av, for David Hollander, owner, on premises. Cost, \$4,000. Owner is ready for bids on materials and sub-contracts.

**STABLES AND GARAGES.**  
 156TH ST.—Charles Kreymborg, 369 East 163d st, has plans in progress for a 1-sty brick garage, 117x130 ft, at the southeast corner of 156th st and Hegney av, for the Eckman Building Co., 1174 Bryant av, owner and builder. Cost about \$75,000.

**STORES, OFFICES AND LOFTS.**  
 FORDHAM ROAD—James P. Whiskeman, 153 East 40th st, has completed plans for a 1-sty brick store and garage, 92x166 ft, in the south side of Fordham road, 32 ft east of Harlem River Terrace for John F. Eustice, 200 Broadway, owner and builder. Cost \$8,000.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**  
 DE KALB AV.—Henry Holder, 242 Franklin av, has prepared plans for exterior and interior alterations to the 3-sty brick tenement on the north side of De Kalb av, 20 ft east of Waverly av, for C. Kenny, 458 Lafayette av, owner and builder. Cost \$4,000.  
 HENRY ST.—McCarthy & Kelly, 16 Court st, have plans underway for alterations to the 4-sty brick residence 25x68 ft, at 293 Henry st, into bachelor apartments, for G. W. Forsythe, 20 West 72d st, Manhattan, owner. Cost approximately \$18,000.  
 CARROLL ST.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick, limestone and terra cotta apartment, 60x90 ft, at the northwest corner of Carroll st, and Kingston av, for J. Siris, 1453 President st, owner and builder. Cost approximately \$150,000.  
 HOWARD AV.—Cohn Brothers, 361 Stone av, have plans underway for a 4-sty brick and limestone apartment, 22x90 ft, at the corner of Howard and East New York avs, for the Abrahams Construction & Improvement Co., L. Abrahamson, president, care of architects, owner and builder. Cost \$30,000.

**DWELLINGS.**

SARATOGA AV.—Cohn Brothers, 361 Stone av, have completed plans for nine 2-sty brick dwellings, 20x57 ft, at Saratoga and Riverdale

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avs, for Simon Halperin, 363 Hinsdale st, owner and builder. Total cost \$117,000.

EAST 9TH ST.—F. J. Dassau, 26 Court st, has plans in progress for a 2-sty brick dwelling, 24x54 ft, in East 9th st, near Av I, for the Cozey Dwelling Co., 1409 Av G, owner and builder. Cost \$15,000.

ROCHESTER AV.—Cohn Brothers, 361 Stone av, have plans in progress for four 2-sty brick dwellings, 20x55 ft, at Rochester av, and Eastern Parkway, for Schneider & Sassulsky, 296 Rochester av, owners and builders. Cost \$15,000 each.

EAST 5TH ST.—Philip Caplan, 16 Court st, has finished plans for two 2-sty frame dwellings, 18x50 ft, in the east side of East 5th st, 320 ft north of Av C, for M. Schnitman, 607 East 4th st, owner and builder. Total cost \$16,000.

17TH AV.—S. L. Malkind, 1270 54th st, has completed plans for a 2-sty frame dwelling, 16x40 ft, at the northwest corner of 17th av and 55th st, for M. Cirrito, 5502 16th av, owner and builder. Cost \$9,000.

ROCKAWAY AV.—Cohn Brothers, 361 Stone av, have plans in progress for five 3-sty brick dwellings, 20x55 ft, on Rockaway av, near Dumont av, for a corporation now being formed, owner and builder. Cost \$15,000 each.

GLENWOOD ROAD.—L. Schillinger, 167 Van Sicken av, has plans underway for three 1½-sty frame bungalows, 16x45 ft, at the northwest corner of Glenwood road and East 98th st, for Edward N. Lewis, 9502 Farragut road, owner and builder. Cost \$11,000.

EAST 8TH ST.—C. L. Calhoun, 16 East 33d st, Manhattan, has completed plans for two 2-sty frame dwellings, 17x38 ft, in the east side of East 8th st, 260 ft south of Av N, for L. Di Benedetto, 441 Rutland road, owner and builder. Cost \$10,000 each.

EAST 3D ST.—McCarthy & Kelly, 16 Court st, have completed plans for seven 2-sty frame dwellings, 19x42 ft, in the east side of East 3d st, 100 ft south of Av O, for the S. L. & S. Realty Corporation, 1476 116th st, owner and builder. Total cost \$70,000.

MANHATTAN AV.—C. P. Cannella, 1163 Herkimer st, has prepared plans for a 3-sty brick dwelling, 25x62 ft, including garage, at the northwest corner of Manhattan and Driggs avs, for S. Dreschler, 310 Driggs av, owner and builder. Cost about \$15,000.

PRESIDENT ST.—G. A. Holmes, 101 Park av, Manhattan, has finished plans for a 3-sty brick and stone dwelling, 26x61 ft, at the southwest corner of President st and 8th av, for H. P. Clegg, 104 8th av, owner and builder.

BAY 26TH ST.—Kallich & Subkis, 2208 Bath av, have completed plans for two 2-sty frame dwellings, 22x57 ft, in the west side of Bay 26th st, 160 ft north of Benson av, for the Kardul Construction Co., 1903 Bath av, owner and builder. Total cost \$24,000.

EAST 5TH ST.—McCarthy & Kelly, 16 Court st, have plans in progress for six 2½-sty frame and stucco dwellings, 17x48 ft, in the east side of East 5th st, 160 ft north of Av. N, for the Melville Homes Building Corp., 46 Linden av, owner and builder. Total cost \$60,000.

36TH ST.—Slee & Bryson, 164 Montague st, have plans in progress for a 2-sty brick residence, 20x25 ft, in West 36th st, between Canal and Neptune avs, for Mrs. Esther Starr, owner and builder, care of architects.

83D ST.—J. C. Wandell, 8525 4th av, has plans under way for seven 2½-sty frame and stucco dwellings, 20x60 ft, in the west side of 83d st, 100 ft west of 4th av, for John Leveritti, owner and builder, care of architect. Cost about \$10,000 each.

WILLOW ST.—J. F. Dassau, 26 Court st, has plans in progress for four 2-sty brick dwellings, 17x46 ft, in Willow st, for the George Brown Mortgage Co., 26 Court st, owner and builder. Cost about \$8,000 each.

EAST 13TH ST.—A. E. Fisher, 373 Fulton st, has completed plans for seven 2½-sty frame dwellings, 18x32 ft, at the northwest corner of East 13th st and Av. T, for A. Metz, Jamaica, L. I., owner and builder. Cost \$5,000 each.

GRAVESEND AV.—Philip Caplan, 16 Court st, has completed plans for three 3-sty frame dwellings, 20x60 ft, with stores, on the east side of Gravesend av, 200 ft south of Cortelyou road for M. Schnitman, 607 East 4th st, owner and builder. Total cost \$21,000.

HENDRICKS ST.—Samuel Millman & Son, 26 Court st, have prepared plans for a 2½-sty brick dwelling, 20x49 ft, in Hendricks st, 220 ft south of Fulton st, for F. Grossbard, 126 Rockaway av, owner and builder. Cost \$20,000.

FACTORIES AND WAREHOUSES.  
ATLANTIC AV.—Wm. Koppe, 935 Intervale av, the Bronx, has completed plans for alterations to the 4-sty brick factory building, 70x80 ft, including new interior supports, stairs, passenger and freight elevator and general repairs, at 164 Atlantic av, for Keimie Brothers, owners, on premises. Cost \$10,000. Owners build.

STABLES AND GARAGES.  
BEDFORD AV.—H. A. Weinstein, 32 Court st, has completed plans for a 1-sty brick and terra cotta garage and automobile showroom, 100x200 ft, at the southeast corner of Bedford av, and Sullivan st, for the Interborough Iron

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**NOSTRAND AV.**—Henry F. Cochrane, 177 Montague st, has prepared plans for a 1-sty brick garage, 100x158 ft, at the corner of Nostrand and DeKalb avs, for Havemeyer & Elder, Inc., 177 Montague st, owners and builders. Cost \$60,000.

**PACIFIC ST.**—McCarthy & Kelly, 16 Court st, have completed plans for a 1-sty brick garage, 100x100 ft, in the south side of Pacific st, 175 ft west of Underhill av, for the K. W. Construction Co., 180 Montague st, owner and builder. Cost about \$25,000.

### MISCELLANEOUS.

**CONEY ISLAND AV.**—Nelson K. Vanderbeck, 15 Maiden lane, Manhattan, has prepared plans for a 1-sty brick and frame bath house, 100x100 ft, at Coney Island av and Sheepshead Bay road, for the Brighton eBach Car Co., Inc., 31 Nassau st, Manhattan, owner. Cost about \$35,000.

### Queens.

#### DWELLINGS.

**FLUSHING, L. I.**—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty frame dwelling, 24x32 ft, at the southwest corner of Quince and Oak sts, for Louis Hughes, 141 West 36th st, Manhattan, owner and builder. Cost \$8,000.

**WOODMERE, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has plans under way for ten 2½-sty terra cotta block and stucco dwellings, 35x40 ft, on Central av and Linden st, Woodmere, L. I., for the Woodmere Country Homes Corp., Woodmere, owner and builder. Total cost about \$165,000.

**FLUSHING, L. I.**—Plans will be prepared privately for a number of 2½-sty frame dwellings to be erected at Broadway, Flushing, upon a large tract recently purchased by Louis Gold and William Sugarman, 44 Court st, Brooklyn, owners and builders. Cost approximately \$10,000 each. Details of this operation will be available later.

**HOLLIS TERRACE, L. I.**—Plans will be prepared privately for ten 2½-sty frame dwellings, 23x38 ft, on Maple, Farmers and Hollis avs, for the F. J. Fellows Co., Butler Building, Jamaica, owner and builder. Cost \$8,500 each.

**JAMAICA, L. I.**—Robert Kurz, 324 Fulton st, Jamaica, has prepared plans for a 2½-sty frame dwelling, 18x38 ft, on the north side of Shore av, 100 ft east of Liverpool st, for George Depowski, 15 Shore av, Jamaica, owner and builder. Cost \$5,000.

**ELMHURST, L. I.**—Plans have been prepared for a 2½-sty frame dwelling, 20x50 ft, in the north side of Dongan st, 270 ft east of Hoffman blvd, for John Simken, 24 Elmhurst av, Elmhurst, owner and builder. Cost \$6,000.

**EDGEMERE, L. I.**—Hutchinson & Markes, 54 West 106th st, Manhattan, have completed plans for four 1-sty frame dwellings, 27x60 ft, in the east side of Beach 40th st, 925 ft south of the Boulevard, for Charles A. Gracie, 309 West 41st st, Manhattan, owner and builder. Total cost \$28,000.

**ROCKAWAY PARK, L. I.**—Philip Caplan, 16 Court st, Brooklyn, has plans in progress for a 2½-sty frame and brick veneer residence, 30x41 ft, at Rockaway Park, L. I., for Mrs. Julia Wiesel, 253 East 68th st, Manhattan, owner, who will soon take estimates on general contract. Cost \$15,000.

**KEW GARDENS, L. I.**—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have completed plans for a 2½-sty frame residence 33x37 ft in the south side of Audley st, 50 ft west of Grenfell av, for Edwin H. Sohmer, 112 Fulton st, Jamaica, L. I., owner and builder. Cost \$12,000.

**CORONA, L. I.**—Alfred De Blasi, 94 East Jackson av, Corona, has prepared plans for a 2-sty brick dwelling, 20x55 ft, in the east side of 42d st, 200 ft south of Jackson av, for Joseph De Maio, 402 East 106th st, Manhattan, owner and builder. Cost \$8,500.

**EDGEMERE, L. I.**—A. H. Knoll, Rockaway Beach, L. I., has completed plans for nine 1-sty frame dwellings, 14x40 ft, in the east side of Beach 40th st, 785 ft north of the Boulevard, for S. Lombardi, Boulevard, Rockaway Beach, L. I., owner and builder. Total cost \$11,000.

**FLUSHING, L. I.**—J. C. W. Cadoo, Flushing, L. I., has completed plans for a 2½-sty frame dwelling, 28x49 ft, at the northwest corner of Percy st and Lincoln av, for W. H. Pollard, 148 Central av, Flushing, L. I., owner and builder. Cost about \$10,000.

**WOODHAVEN, L. I.**—Joseph Monds, 3940 Jerome av, Woodhaven, has finished plans for a 2-sty brick dwelling, 21x53 ft, with stores, at the northeast corner of Jerome av and Ferry st, for Eugene Clements, owner and builder, on premises. Cost \$11,000.

**FAR ROCKAWAY, L. I.**—Plans have been prepared privately for a 2½-sty brick dwelling, 28x32 ft, at Wavercrest, Far Rockaway, for John C. Jorgensen, 1037 White st, Far Rockaway, L. I., owner and builder. Cost \$9,000.

**ROCKAWAY BEACH, L. I.**—Plans have been prepared privately for three 2-sty frame dwellings, 16x28 ft, in the west side of Beach 86th st, 400 ft, south of the Boulevard, for F. A. Graner, Grove st, Rockaway Beach, owner and builder. Total cost \$8,000.

**ARVERNE, L. I.**—A. H. Knoll, Jr., Rockaway Beach, L. I., has completed plans for a 2-sty frame dwelling, 40x50 ft, on the south side of Louise av, 144 ft west of Remington av, for Mrs. A. Woods, Louise av, Arverne, owner and builder. Cost \$8,000.

**ELMHURST, L. I.**—Wm. E. Helen, College Point, L. I., has prepared plans for a 2-sty brick dwelling, 21x52 ft, in the south side of Judge st, 184 ft west of Pettit pl, for Louis Gagnant, 45 54th st, Elmhurst, owner and builder. Cost \$12,000.

**BELLE HARBOR, L. I.**—W. T. Kennedy & Co., 18 North Beach 82d st, Rockaway Beach, L. I., has completed plans for a 2-sty brick dwelling in the west side of Beach 126th st, 100 ft west of Newport av, for John F. Flynn, 28 North Beach 126th st, Belle Harbor, owner and builder. Cost \$10,000.

**EDGEMERE, L. I.**—Plans have been prepared privately for four 1-sty frame dwellings, 17x31 ft, in the east side of Beach 56th st, 250 ft south of the Boulevard, for M. L. Lessoff, Eldert av, Rockaway Beach, L. I., owner and builder. Cost \$8,000.

### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—Lockwood Green & Co., 101 Park av, Manhattan, have plans in progress for a 4-sty reinforced concrete manufacturing building, containing approximately 20,000 square feet of floor space, in Long Island City, for the B. J. Johnson Soap Co., Milwaukee, Wis., owner. Architect will be ready for estimates on general contract about January 1, 1920.

**ARVERNE, L. I.**—Joseph P. Powers, 220 Larkin st, Arverne, L. I., has completed plans for a 2-sty frame laundry building, 23x62 ft, on the west side of Gaston av, 100 ft north of the Boulevard, for Joseph Rott, Far Rockaway, owner and builder. Cost \$6,000.

### FACTORIES AND WAREHOUSES.

**JAMAICA, L. I.**—H. T. Jeffrey, Jr., Butler Building, Jamaica, has plans in progress for three 1-sty reinforced concrete factory buildings, 40x105 ft each, in Puntine and Fulton sts, for Max Gross, care of Victor Baking Co., Hillside and Flushing avs, Jamaica, owner and builder.

### STORES, OFFICES AND LOFTS.

**ARVERNE, L. I.**—Plans have been prepared privately for a 1-sty frame store building, 50x81 ft, at the northeast corner of Park av and the Boulevard, for S. Cohen, Nelson av, Far Rockaway, L. I., owner and builder. Cost 6,500.

### Richmond.

#### DWELLINGS.

**WESTERLEIGH, S. I.**—J. P. From, Decker av, Port Richmond, S. I., has completed plans for a 2-sty frame dwelling, 20x28 ft, on the south side of Livermore av, 40 ft west of Leonard av, for F. G. Blafeld, 164 Catherine st, Port Richmond, owner. Cost \$5,000. G. Ericson, 158 Catherine st, Port Richmond, S. I., has the general contract.

**GREAT KILLS, S. I.**—Plans have been prepared privately for a 2-sty hollow tile and stucco dwelling, 30x36 ft, at the northwest corner of Bennett st and Osborne av, for Mrs. Josephine Schwieger, South Beach, S. I., owner and builder. Cost \$5,000.

### Suffolk.

#### DWELLINGS.

**LAKE RONKONKOMA, L. I.**—Claude Conklin, 215 North Ocean av, Patchogue, L. I., has plans in progress for a 2½-sty frame and stucco residence, 36x50 ft at Lake Ronkonkoma, L. I., for owner to be announced later. Cost \$30,000. Architect will take estimates on general contract.

**BELLPORT, L. I.**—Alden S. Crane, 233 Broadway, Manhattan, has purchased property at Bellport, L. I., and contemplates the construction of a 1½-sty bungalow, for which name of architect and details of construction will be available later. Cost about \$15,000.

### HALLS AND CLUBS.

**BELLPORT, L. I.**—The Bellport Yacht Club, Bellport, L. I., contemplates the construction of a 2½-sty frame clubhouse on Bellport av, for which name of architect and details will be announced later. Cost about \$10,000.

### Westchester.

#### DWELLINGS.

**MT. VERNON, N. Y.**—A. G. C. Fletcher, 103 Park av, Manhattan, has plans in progress for a 2½-sty brick residence, 30x80 ft, on Primrose av, for owner to be announced later. Architect will take estimates on general contract from a selected list of bidders.

### New Jersey.

#### APARTMENTS, FLATS AND TENEMENTS

**WESTFIELD, N. J.**—Plans are being prepared privately for three 3-sty brick apartments, with individual garages, on Dudley av, Westfield, N. J., for the Modern Service Co., Harry L. Russell, president, 15 Prospect st, Westfield, owner and builder.

**PASSAIC, N. J.**—Abram Preiskel, 684 Main av, Passaic, has plans in progress for a 3-sty brick tenement, 34x90 ft, at the corner of Columbia and Quincy sts, for Morris Kuchinsky, 171 Hope av, Passaic, owner and builder. Cost \$12,000.



**BANKS.**

**JERSEY CITY, N. J.**—George A. Flagg, Spingarn Building, Jersey City, has prepared plans for extensive exterior and interior alterations to the banking quarters at 659 Newark av, for the Hudson City Savings Bank, owner, on premises.

**CHURCHES.**

**JERSEY CITY, N. J.**—St. Paul's Protestant Episcopal Church, Rev. J. R. Lynes, rector, 38 Duncan av, Jersey City, contemplates the construction of a brick and stone church, rectory and parish house on Duncan av, between Bergen av and the Boulevard, for which name of architect and details will be available later.

**DWELLINGS.**

**NEWARK, N. J.**—Herman Metzger, 378 Elm st, has finished plans and is ready for bids for a 2½-sty hollow tile and stucco dwelling, 32x32 ft, on Lyons av, near Elizabeth av, for the Southern Newark Realty Co., owner, care of architect. Cost \$8,000.

**PATERSON, N. J.**—H. B. Crosby, 125 Ellison st, Paterson, has plans underway for a 2½-sty frame and stucco residence, 30x35 ft, in Park Manor, for Harold L. Stern, 303 17th av, Paterson, owner. Cost \$16,000.

**FACTORIES AND WAREHOUSES.**

**PATERSON, N. J.**—Plans have been prepared privately for a 5-sty brick silk mill, 73x205 ft, at the corner of 18th st and 9th av, for the Diamond Silk Co., owners, on premises. Cost \$200,000.

**BLOOMFIELD, N. J.**—H. J. Steinlein, 449 Orange st, Newark, N. J., contemplates the construction of sixteen 2½-sty frame dwellings in Halcyon Park, Bloomfield, for which name of architect and details of construction will be available later.

**FACTORIES AND WAREHOUSES.**

**WEST HOBOKEN, N. J.**—Peter Schultz, Dispatch Building, Union Hill, N. J., has plans underway for a 1-sty brick silk mill, 90x90 ft, at the corner of Summit and Highpoint av, for Frank Antionette, owner and builder, on premises. Cost \$30,000.

**PATERSON, N. J.**—Charles E. Sleight & Son, Romaine Building, Paterson, have plans underway for a 2-sty brick mill building, 62x100 ft, at the corner of Cortlandt and Barclay sts, for David Pear, owner, care of architects. Cost about \$50,000.

**STABLES AND GARAGES.**

**HACKENSACK, N. J.**—Thomas F. Bove, Triangle Building, East Rutherford, N. J., has prepared plans for a 1½ sty hollow tile and reinforced concrete garage, 80x100 ft, at Hackensack, N. J., for the Auto Service Co., Passaic and DeWolf sts, Hackensack, owner. Cost about \$20,000.

**NEWARK, N. J.**—Edward V. Warren, Essex Building, Newark, has completed plans for a 1-sty brick and terra cotta garage, 40x200 ft, at the corner of Washington st, and Central av, for Philip J. Bowers & Co., 189 Market st, owners and builders. Cost about \$40,000.

**THEATRES.**

**NEWARK, N. J.**—W. Albert Swasey, 101 Park av, Manhattan, has completed plans for a 2-sty brick and limestone theatre, seating 2,500 in Broad st, between Felton and Rector sts, for a syndicate headed by Travis H. Whitney, 501 Fifth av, Manhattan, owner. Details will be announced later.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS**

**MANHATTAN.**—Andrew J. Robinson, 15 West 38th st, has the general contract for alterations to the 3-sty brick store and tenement, 50x36 ft, including a 1-sty brick extension, 50x58 ft, at 377-379 Greenwich st, for B. Fisher & Co., 190 Franklin st, owner, from plans by Rich & Mathesius, 320 Fifth av, architects. Cost about \$15,000.

**DWELLINGS.**

**BRONX.**—Frank Madden, 20 West 34th st, has the general contract for a 2-sty hollow tile and stucco residence, 91x39 ft, on the west side of Delafield av, 150 ft north of 246th st, for Walter E. Kelley, 64 Elliot av, Yonkers, N. Y., owner, from plans by Geo. B. Post & Sons, 101 Park av, architects. Cost \$50,000.

**FAR ROCKAWAY, L. I.**—George F. Cook, Inwood, L. I., has the general contract for a 2½-sty frame residence, 28x44 ft, at Far Rockaway, L. I., for Eugene I. Gottlieb, Greenwood av, Far Rockaway, owner, from plans by Morrell Smith, Bank Building, Central av, Far Rockaway, architect. Cost \$15,000.

**MONTCLAIR, N. J.**—Lars Anderson, Macopin av, Montclair, N. J., has the general contract for a 2½-sty frame residence in the north side of Overlook road, for Clara E. Lindsley, owner, care of H. M. Fisher, 483 Bloomfield av, Montclair, architect. Cost \$11,500.

**CENTREPORT, L. I.**—Bunce & Jorgenson, New York av, Huntington, L. I., have the general contract for a 2-sty frame addition, 34x72 ft, to the 2½-sty frame residence at Centreport,

L. I., for Charles E. Burling, owner on premises, from plans of A. B. Sammis, Bank of Huntington Building, Huntington, L. I., architect. Cost approximately \$40,000.

**WEST NEW BRIGHTON, S. I.**—E. Egenberger, 29a Hamilton av, Port Richmond, has the general contract for five 2-sty frame dwellings, 20x28 ft, at the northwest corner of Fairview and Drake avs, for the M. H. E. Building Co., 29a Hamilton av, Port Richmond, owner, from privately prepared plans. Cost \$2,500 each.

**PALISADE PARK, N. J.**—William Henderson, Jr., 410 Amsterdam av, Manhattan, has the general contract for a 2½-sty frame dwelling, on Harwood av, for C. B. Parker, 19 King av, Weehawken, N. J., owner, from plans by Percy A. Vivarttas, 110-4th st, Hoboken, N. J., architect. Cost \$12,000.

**EAST PATCHOGUE, L. I.**—Symes Ryder, 151 Maple av, Patchogue, has the general contract for alterations to the 2½-sty brick residence at

East Patchogue for Nat Swezey, owner, from plans by Claude Conklin, 215 North Ocean av, Patchogue, L. I., architect. Cost \$4,000.

**MIDLAND BEACH, S. I.**—John Potterfield, 306 West 13th st, Manhattan, has the general contract for a 2½-sty frame dwelling, 20x26 ft, in the east side of 8th st, 100 ft south of Lincoln av, for Robert M. Hamilton, 85 Perry st, Manhattan, owner, from plans prepared privately. Cost \$5,000.

**RIDGEWOOD, N. J.**—Henry T. Walthery, 63 Wallhery av, Ridgewood, has the general contract for a 2½-sty frame dwelling in the south side of Overbrook road, for Madelin L. Walthery, owner, from privately prepared plans. Cost \$8,000.

**HACKENSACK, N. J.**—C. A. Voorhis Construction Co., 323 First st, Hackensack, has the general contract for a 2½-sty frame dwelling, on the north side of Spring Valley av, for Irving W. Pope, New Barbadoes, N. J., owner, from privately prepared plans. Cost \$5,000.

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**BROOKLYN, N. Y.**—Andrew Olsen, 1330 62d st, has the general contract for a 2½-sty frame and brick veneer residence, 25x40 ft, at the southwest corner of Voorhees av and East 19th st, for J. E. McPherson, 2675 East 18th st, owner, from plans by Slee & Bryson, 154 Montague st, architects. Cost about \$15,000.

**DOUGLAS MANOR, L. I.**—J. Sheffield, Bay-side, has the general contract for a 2½-sty frame residence, 54x57 ft, at the southeast corner of Shore Road and Grosvenor st, for Harold Colton, Douglas Manor, owner, from plans by J. Sarsfield Kennedy, 157 Remsen st, Brooklyn, architect. Cost \$20,000.

### FACTORIES AND WAREHOUSES.

**MANHATTAN.**—Wharton Green & Co., 35 West 39th st, have the general contract for alterations to the 5-sty brick and stone factory building, 77x225 ft, at the northeast corner of 12th st and Third av, for the Hupp Realty Co., 229 East 38th st, owner, from plans by Maynicke & Franke, 25 East 26th st, architects. Cost \$20,000.

**HARRISON, N. J.**—McEvoy Brothers, 33 6th st, Harrison, N. J., have the general contract for a 1-sty reinforced concrete factory, 71x100, with extension 30x25 ft, in First st, near Bergen av, for the Harrison Lock and Electro Plating Co., Bloomfield av, owner, from plans by Ed. Horstmann, Jr., 76 Elm st, Kearny, N. J., architect. Cost \$18,000.

**NEWARK, N. J.**—Essex Construction Co., Inc., 85 Academy st, Newark has the general contract for a 1-sty brick welding shop 40x95 ft, at 86 Dickerson st, for the National Welding Co., 80 Dickerson st, owner, from plans by Strombach & Mertens, 1091 Clinton av, Irvington, N. J., architects. Cost about \$10,000.

**BROOKLYN, N. Y.**—M. Shapiro & Son, 52 Vanderbilt av, Manhattan, have the general contract for alterations to the 4-sty brick and stone factory building, 100x156 ft, including new front, two electric elevators and general alteration and repair work, at 431-443 Atlantic ac, for the Ex-Lax Manufacturing Co., 29 DeKalb av, owner, from privately prepared plans.

**BROOKLYN, N. Y.**—Turner Construction Co., 244 Madison av, Manhattan, has obtained a general contract for a 6-sty reinforced concrete factory building, 75x90 ft, at the corner of Steuben and Park avs, for Rigney & Co., owners, from plans by Helme & Corbett, 190 Montague st, architects. Work will be started February 1, 1920.

**DELEVAN, N. Y.**—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty reinforced concrete factory building, 100x60 ft, with boiler room extension, 1-sty, 31x60 ft, at Delevan, N. Y., for the Merrell-Soule Co., Syracuse, N. Y., owner, from privately prepared plans.

**ATTICA, N. Y.**—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 3-sty reinforced concrete factory building, 74x45 ft, at Attica, N. Y., for the Merrell-Soule Co., Syracuse, N. Y., owner, from privately prepared plans.

**BROOKLYN, N. Y.**—Peter Guthy, 926 Broadway, has the general contract for a 4-sty brick factory building, 66x104 ft, in the south side of 25th st, 225 ft east of Fourth av, for Meyer Brothers, Inc., 170 Broadway, Manhattan, owners, from plans by R. Thomas Short, 370 Macon st, architect.

**IRVINGTON, N. J.**—Cohen & Altschuler, 771 14th st, Newark, have the general contract for a 3-sty brick and limestone manufacturing loft building, 40x85 ft, at 1078-1080 Springfield av, for Frank Wiegand, 1082 Springfield av, owner, from plans by Charles L. Steinbrenner, 27 Kingman road, South Orange, architect. Cost about \$25,000.

**BROOKLYN, N. Y.**—Wm. Kennedy Construction Co., 215 Montague st, has the general contract for a 3-sty brick factory addition, 34x82 ft, at the corner of 41st st and 3d av, for the Federal Paint Co., 17 Battery pl, Manhattan, owner, from plans by J. Sarsfield Kennedy, 157 Remsen st, architect. Cost \$29,000.

### STABLES AND GARAGES.

**NEWARK, N. J.**—T. Herrmann, 570 South 12th st, Newark, has the general contract for a 1-sty brick and concrete block garage, 82x100 ft, at 40-42 East Fairmount av, for George Schmauder, 391 Bergen st, Newark, owner, from plans by A. M. Kleeman, 908 Grove st, Newark, architect. Cost \$15,000.

**ISLIP, L. I.**—E. W. Howell, George st, Babylon, L. I., has the general contract for alterations to a 1½-sty frame stable and out buildings, 30x100 ft, at Islip, L. I., for E. F. Hutton, 61 Broadway, Manhattan, owner, from plans by Charles M. Hart, 12 East 44th st, Manhattan, architect. Cost, \$20,000.

### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—Charles Herman Construction Co., 52 Vanderbilt av, has the general contract for alterations to the store at 754 Third av, southwest corner of 37th st, for the United Cigar Store Corporation, 44 West 18th st, owner, from plans by L. E. Denslow, 44 West 18th st, architect. Cost \$25,000.

**MANHATTAN.**—Chelsea Woodworking Co., 301 East 21st st, has the general contract for alterations to the store at 866 Sixth av, south-

east corner of 50th st, for the United Cigar Store Corporation, 44 West 18th st, from plans by L. E. Denslow, 44 West 18th st, architect. Cost about \$25,000.

**MANHATTAN.**—E. E. Paul & Co., 101 Park av, has the general contract for alterations and general remodeling the 4-sty brick and stone exchange building, 50x100 ft, at 539-541 Madison av, for the New York Exchange for Women's Work, 334 Madison av, owner, from plans by Butler & Rodman, 56 West 45th st, architects. Cost about \$80,000.

**BRONX.**—Patrick J. Murphy, 671 East 144th st, has the general contract for the construction of a 1-sty brick taxpayer, 106x70 ft, at the corner of Tremont av, and Boston road, for J. Clarence Davies, 149th st and Third av, owner, from plans by Moore & Landsiedel, 148th st, and Third ave, architects.

## STANDARDS AND APPEALS Calendar

### CALL OF CALENDAR.

The *Clerk's Calendar* will be called in Room 919, on Tuesday, December 23, 1919, at 3 o'clock. The *Clerk's Calendar* consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 2, 1920, at 3 o'clock.

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

Board of Appeals, Tuesdays, at 10 a. m.  
Board of Standards and Appeals, Tuesday, 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 23, 1919, at 10 a. m.

Appeals from Administrative Orders.

846-19-A—250 Lafayette street and 89 Crosby street, Manhattan.

Under Building Zone Resolution.

891-19-BZ—5-7 Ithaca street, Queens.  
445-19-BZ—5221-4227 Broadway, Manhattan.  
840-19-BZ—4342 Broadway, northeast corner West 185th street, Manhattan.  
909-19-BZ—East 87th street and Canarsie Lane (Triangle Plot), Brooklyn.  
911-19-BZ—8 Burnside avenue, southwest corner Burnside avenue and Walton avenue, The Bronx.  
912-19-BZ—976 Rosedale avenue, The Bronx.  
916-19-BZ—34 Columbia avenue, Winfield, Queens.  
920-19-BZ—North side Little Neck Road, 900 ft. east Jackson avenue (Broadway), Little Neck, Queens.  
925-19-BZ—West side Boston Road, 125.24 ft. north of 176th street, The Bronx.  
926-19-BZ—Northeast corner Marion avenue and Fordham Road, The Bronx.  
927-19-BZ—133-143 Pine street, 3324-3344 Fulton street, 234-246 Crescent street, Brooklyn.  
930-19-BZ—1679-1689 11th avenue, southeast corner 11th avenue and Prospect avenue, Brooklyn.

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**BOARD OF APPEALS.  
SPECIAL MEETING.**

*Tuesday, December 23, 1919, at 2 p. m.  
Under Building Zone Resolution.*

- 934-19-BZ—229-233 Marion street, Brooklyn.
- 933-19-BZ—1473-1477 Gates avenue, Brooklyn.
- 935-19-BZ—West side of Bedford avenue, from Malbone street to Sullivan street, Brooklyn.
- 938-19-BZ—1127-1137 Bedford avenue, southeast corner Sullivan street, Brooklyn.
- 939-19-BZ—Northeast corner Ashland street and Willow street (8459 122d street), Queens.
- 941-19-BZ—78-80 Rapalyea street, Brooklyn.
- 942-19-BZ—34 West 52d street, 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. Re-opened 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 23rd street, Manhattan.
- 907-19-S—41-43 Elizabeth street, Manhattan.
- 936-19-S—87 34th street, Brooklyn.

*Bakery Cases.*

- 902-19-S—194 Hamilton avenue, Brooklyn.
- 913-19-S—259 8th avenue, Manhattan.
- 921-19-S—380-386 Broome street, 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 December, 17, 1918.
- 833-19-S—Pronto Fire Extinguisher.
- 856-19-S—Acme Fire Alarm.
- 922-19-S—Pneumercator.

**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 and 5, North River, Manhattan.
- 481-19-A—Old Pier 3, North River, Manhattan.
- 877-19-A—Pier 14, North River, Manhattan.
- 878-19-A—Pier 15, North River, Manhattan.
- 879-19-A—Pier 15, North River, Manhattan.
- 880-19-A—Pier 28, East River, Manhattan.
- 881-19-A—Pier 1 (Old), North River, Manhattan.
- 882-19-A—Pier 27, North River, Manhattan.
- 883-19-A—Pier 29, North River, Manhattan.
- 884-19-A—Pier 30, North River, Manhattan.
- 885-19-A—Pier 78, North River, Manhattan.
- 886-19-A—Pier 42, North River, Manhattan.
- 937-19-A—Piers 37 and 38, East River, Manhattan.

*Building Zone Cases.*

- 841-19-BZ—2312-2316 Atlantic avenue, Brooklyn.
- 858-19-BZ—1520-1528a Fulton street, Brooklyn.

**BOARD OF APPEALS.**

*Tuesday, January 20, 1920, at 10 a. m.  
Under Building Zone Resolution.*

- 816-19-BZ—1113-1123 Myrtle avenue, Brooklyn.
- 823-19-BZ—Southern corner 19th street and 10th avenue, Brooklyn.
- 828-19-BZ—1016-1026 Rogers avenue, Brooklyn.
- 830-19-BZ—564-596 St. John's place, Brooklyn.
- 675-19-BZ—325-327 16th street, Brooklyn. Re-opened December, 10, 1919.

**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.

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