

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET.

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District
Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.
Copyright, 1919, by The Record and Guide Company. 119 West 40th Street, New York (Telephone: Bryant 4800).

VOL. CIV
NO. 26 (2702)

NEW YORK, DECEMBER 27, 1919

\$8.00 A YEAR
20c. A COPY

Advertising Index

	Page
A B See Electric Elevator Co.	4th Cover
Ackerly, Orville B., & Son.	2d Cover
Acme Cabinet Co., Inc.	680
Acme Service Corporation.	663
Adler, Ernest N.	2d Cover
A. J. Contracting Co., Inc.	680
Alliance Realty Co.	654
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	654
Armstrong, John	2d Cover
Aspromonte & Son, L. S.	677
Atlas Waterproofing Co., The.	679
Automatic Fire Alarm Co.	676
Beaumont Co., G. B.	Title Page
Bechman, A. G.	2d Cover
Berkshire Realty Co., Inc.	664
Betz Brothers, Inc.	678
Birdsall, Daniel, & Co.	Front Cover
Boylan, John J.	2d Cover
Brooklyn Metal Ceilings Co.	678
Brown, Frederick	668
Brown Co., J. Romaine.	Front Cover
Brumley Co., Jas. L.	666
Bulkley & Horton Co.	668
Burns Wall Paper Co., The.	666
Butler & Baldwin.	2d Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
Chauncey Real Estate Co., The.	662
Chesley Co., Inc., A. C.	677
City Investing Co.	654
City and State Supervising Co., Inc.	664
Clark, Noah, Inc.	670
Classified Advertisements	668
Cobb-Macey-Dohme, Inc.	665
Corning Co., Edward.	4th Cover
Corwith Bros.	662
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	2d Cover
Cushman & Wakefield.	Front Cover
Cutler & Co., Arthur.	2d Cover
Cutner, Harry B.	2d Cover
Davenport Real Estate Co.	670
Davies, J. Clarence.	670
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dowd, James A.	2d Cover
Doyle, John F., & Sons.	662
Duffy Co., J. P.	678
Eastern Gas Appliance Co.	679
Eberle, Edward F.	666
Electric Service Eng. Co.	676
Electro Sun Co.	678
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply Co.	4th Cover
English, J. B.	2d Cover
Fearon Co., F. G.	665
Finegan, Austin	2d Cover
Finch & Co., Chas. H.	677
Fischer, J. Arthur.	2d Cover
Fox & Co., Fredk.	2d Cover
Frank & Frank.	680
Fuller Co., Geo. A.	676
Gallin & Son, John.	678

TABLE OF CONTENTS SECTION I.

Editorials	655
Real Estate Board Favors Bill Exempting Mortgages	656
Saved by Zoning Law, Fifth Avenue Realty Becomes Active	657
More Inquiries for Mortgages Than Since 1907 Panic	658
Remedy for Smaller Demand for Mortgages by Capitalists	659
Savings Banks Approve Exemption of Realty Mortgages	660
Real Estate Review for the Current Week.	661
Private Sales of the Week.	661
Leases	667
Real Estate Notes.	668
Statistical Table of the Week.	670
Clothing Manufacturers Will Build Social Center	671
Bricklayers' Wage Scale Causes Unsettled Conditions	672
House Building Will Be Important Feature of New Year	673
Personal and Trade Notes.	673
Trade and Technical Society Events.	673
Current Building Operations.	674
Building Material Markets.	674
Contemplated Construction	676
Contracts Awarded	680
Standards and Appeals Calendar.	681

SECTION II.

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

	Page		Page
Gescheidt & Co., Jacob.	665	Lawrence Cement Co., The	4th Cover
Gilbert, Chas. L.	662	Lawyers' Mortgage Co.	662
Gold, Louis	668	Lawyers' Title & Trust Co.	667
Goodwin & Goodwin.	2d Cover	Leaycraft & Co., J. Edgar	Front Cover
Halback & Co., C. E.	676	Lehigh Portland Cement Co.	679
Hecla Iron Works.	681	Levers, Robert	2d Cover
Hess, M. & L., Inc.	Front Cover	Lewine, Fisher & Irving.	2d Cover
Holmes Electric Protective Co.	4th Cover	Long Realty Co., A. J.	668
Hydraulic Stone Corp.	680	Manning, Bernhard Realty & Const.	664
Inter-City Fuel Co., Inc.	667	Manning & Trunk.	2d Cover
Jackson, Daniel H.	654	Marbleloid Co., The.	680
Jerome Property Corp.	668	Markham Realty Corp.	654
Kane Co., John P.	4th Cover	Martin, H. Samuel.	2d Cover
Kelly, Albert E.	666	Maurer & Son, Henry.	678
Kennelly, Bryan L., Inc.	2d Cover	McLaughlin, Thos. F.	2d Cover
Kerns Co., James F.	668	McLaury Tile Co., Inc., D. H.	4th Cover
Kewanee Boiler Co.	681		
Kloes, F. J.	676		
Kohler, Chas. S., Inc.	654		

Advertising Index

	Page
McMahon, Joseph T.	664
Miller & Co., A. W.	2d Cover
Mississippi Wire Glass Co.	662
Moses & Moses.	668
Nail & Parker.	654
Nason Realty Co.	654
Newins, Harvey B.	654
New York Edison Co., The.	677
New York Evening Post.	669
New York Title Mortgage Co., The	654
Niewenhous Bros., Inc.	679
Noyes Co., Chas. F.	Front Cover
Obelisk Waterproofing Co.	674
Ogden & Clarkson Corp.	2d Cover
O'Reilly & Dahn.	2d Cover
Orr & Co., John C.	679
Payton, Jr., Co., Philip A.	666
Pease & Elliman.	Front Cover
Pflomm, F. & G.	Front Cover
Poe, James E.	664
Pomeroy Co., Inc., S. H.	678
Porter, David, Inc.	662
Porter & Co.	Front Cover
Pyle, Howard C., & Co.	666
Queensboro Corporation, The.	665
Rafalsky, Mark	Front Cover
Read & Co., George R.	Front Cover
Realty Associates	670
Realty Company of America, The	654
Reis Co., John.	668
Reliable Iron Works.	665
Ritch, Wm. T.	676
Roman-Callman Co.	664
Ruland & Whiting-Benjamin	Front Cover
Runk, George S.	2d Cover
Ryan, George J.	2d Cover
Schindler & Liebler.	2d Cover
Schwiebert, Henry.	2d Cover
Scientific Lighting Fixture.	676
Scobie	2d Cover
Seaver & Co., Frank A.	668
Selkin, Alexander	666
Smith, Clarence B.	666
Spear & Co.	666
Spielman Electric Company.	666
Steinmetz, John A.	2d Cover
Staudinger & Reisinger.	678
Straus, S. W., & Co.	664
Thompson Co., A. G.	668
Title Guarantee & Trust Co.	654
Tucker, Speyers & Co.	2d Cover
Tyng & Co., Stephen H., Jr.	654
Ullman	2d Cover
Union Stove Works.	681
Uris Iron Works, Inc., Harris H.	678
Vogel & Rotkin.	680
Walsh, Irving J.	2d Cover
Watson Elevator Co., Inc.	4th Cover
Wells Architectural Iron Co.	679
Wells Sons James N.	2d Cover
Welsch, S., Sons.	670
Westwood Realty Co.	668
White Const. Co., Inc., The.	675
White & Sons, Wm. A.	654
Whiting & Co., Wm. H.	Front Cover
Winter, Benjamin	666
Wood-Dolson Co.	Front Cover
Zicha, A. R., Marble Co.	681

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

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

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

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

**To the REAL ESTATE
OWNER**

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

To the BROKER

Protection in Placing Loans;
Quick Service.

To the INVESTOR

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

**New York Title
and Mortgage Company**

OFFICES:

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

Established 1887

CHAS. S. KOHLER, Inc.
Real Estate
Insurance

Broker and Manager of
Estates

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

James S. Anderson & Co.
REAL ESTATE

Management
Leasing
Rentals
Insurance

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

Offices 291 Broadway
(N. W. cor. Reade St.)

Telephone: Worth 5668

James S. Anderson
Henry N. Farnald, Special

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

Further particulars from

NASON REALTY CO.

170 BROADWAY

Sulte 915-919 Phones: Cortlandt 7637-7638

**MARKHAM
REALTY
CORPORATION**

31 Nassau Street

CLARENCE W. ECKARDT, President
Telephone: Rector 1865

Wm. A. White & Sons

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

46 Cedar Street
Established 1868

"THE CARLTON"

157-9 East 81st Street

Nine-story fireproof ELEVATOR APART-
MENT, 56x102. Three six rooms and baths
on each floor. Latest improvements; steel
construction; about eight years old. Low-
est rents in Yorkville: 1919, \$33,570; 1920,
\$40,000. Mortgages, \$190,000.

PRICE RIGHT—BROKERS PROTECTED

DANIEL H. JACKSON

Suite 911, 135 BROADWAY
Phone: Cortlandt 2207

**Specialists in Harlem
and
Colored Tenement
Properties**

**NAIL & PARKER
REAL ESTATE**

145 West 135th Street
New York City

JOHN E. NAIL Telephone {7682
HENRY C. PARKER Morningside {7683

**HARVEY B. NEWINS
INCORPORATED**

Choice Investments in Manhattan and
Long Island Properties.

CONSULT US
BROKERS PROTECTED

347 FIFTH AVE.
NEW YORK

Telephone: Vanderbilt 7276-7277-4678

FOR SALE

Plot in heart of Banking District.

FULL COMMISSION
as per
REAL ESTATE BOARD
to brokers.

APPLY TO

Alliance Realty Company

CLARKE G. DAILEY
115 BROADWAY
Telephone: Rector 3350

STEPHEN H. TYNG H. OAK BY HALL

Stephen H. Tyng, Jr., & Co.

Incorporated
Member Real Estate Board N. Y.

**REAL ESTATE
MANAGEMENT OF
BUSINESS PROPERTY**

41 Union Square West

23 EAST 17TH STREET
Telephone: Stayveant 4000

**Savers Make
Good Citizens**

A man with a bank account or a man
who owns his own home is never a
Bolshevik.

It will pay you to be the owner of
something all your own and in these
days of unrest to ally yourself with the
forces that make for good.

One of the easiest things to own is one
of our Mortgage Certificates. They are
shares in first mortgages on New York
City real estate and payment of principal
and interest is guaranteed by the Bond
& Mortgage Guarantee Company.

They can be bought at any of our
offices and the interest rate to you is 5%.

**TITLE GUARANTEE
& TRUST CO**

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

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

**The
Realty Company
of America**

FRANKLIN PETTIT
President

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

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

**City Investing
Company**

165 Broadway, New York

Capital, \$5,000,000

ROBERT E. DOWLING, President

EDITORIAL

Business Before Politics

A special committee of the City Club, with former Governor Charles E. Hughes as its chairman, has made a formal report approving the plan of Governor Smith's Reconstruction Commission to consolidate and simplify the state government at Albany. This is a highly important development in a situation which calls for the best thought and the broadest-minded action if the people of the Empire State are to be relieved of any considerable part of the tremendous tax burden they are now carrying.

Much of the credit for the splendid plan which the Club Committee has approved is due to Mr. Alfred E. Marling and other leaders of public thought in this city. A great deal has been heard for years about applying business methods to state and municipal administration, but these plans heretofore have been dropped after election. "Business administration" has been a good enough slogan for office-seekers, but this attractive slogan has very generally been forgotten after the office-seekers using it have become office-holders.

Governor Smith's Reconstruction Commission made clear several months ago that the cost of running the state government could be very greatly reduced. The commission proposed a general consolidation of the state departments, which would do away not only with a duplication of effort, but with a duplication of expense that should save to the taxpayers millions of dollars every year. Such an undertaking transcends politics, but the difficulty has been that heretofore most politicians failed to realize that fact.

It is highly encouraging, therefore, to have a man of the character and standing of former Governor Hughes heartily sponsor a plan proposed by a commission appointed by Governor Smith, a leader in the party politically opposed to that of former Governor Hughes. Both the former governor and the present governor rise above politics when they join hands in the effort to effect this great reform in state administration. Truly, they are both working in this matter in the interest of the people of the entire state, and they deserve hearty co-operation in their efforts.

Chairman Hughes' City Club Committee suggests some minor changes in the plan of the Reconstruction Commission, but gives its unqualified approval to the general principles of the proposal. Mr. Hughes declares the plan "is in line with improved methods recently established in a number of states. It would unquestionably result in more careful and effective use of the state's revenues. Its adoption is greatly to be desired.

The Legislature of 1920 will meet in Albany in a few days. The plan for an improved form of state administration will be submitted early in the new year. It will be highly encouraging if the legislators rise to the occasion and, backed by the strong public sentiment which undoubtedly exists in favor of the new plan, takes such action as is necessary to submit these proposed reforms to the people as constitutional amendments. This looks

like the most important work the Legislature of 1920 will have the opportunity to accomplish.

Law and Reasonable Rentals

Municipal judges are reported as proposing to suggest to the Legislature changes in the landlord and tenant laws which would make it possible for magistrates to determine what is a "reasonable rental" in proceedings brought before them on account of non-payment of rents. This is apparently another move to attempt to effect by legal enactment what can only be determined by the well known, long established and safer rule of supply and demand.

The majority report of the committee appointed by Governor Smith to investigate fraudulent stock operations takes the ground that "no formula of words, no mathematical computations dependent on automatic operation can make an efficient trap to catch the crooked dealer. What is needed is a flexible, virile, fraud-hunting State machinery driven not by statute but by human intelligence and human activity." It is pointed out that unwise restrictions upon stock operations like the proposed license plan is more apt to work disadvantageously to the upright broker than upon the crook who cloaks his criminal practices under the mantle of the official permit to do business. Publicity and the enforcement of law by officials familiar with commercial practice are the suggestions of the majority of the committee to curb the operations of those preying upon a credulous public.

In a similar way reputable real estate men might suffer irretrievably under laws to arbitrarily fix rental returns passed in response to an unwise popular demand. The proposal is foreign to the spirit and intent of the Constitution.

Return of the Railroads

Perhaps the most important development of the week at Washington was President Wilson's announcement that the railroads and express lines of the country will be returned to their owners on March 1st. The chaos brought by the war has continued on every hand and the return of the railroads to the experienced men who understand their management should go far toward bringing that reassurance of stable conditions which is so necessary if industry is to get back on a firm foundation.

Under Government administration the railroads and express lines have fallen greatly in popular esteem. Facilities have been decreased and rates have been increased, despite the fact that a deficit of many millions of dollars has been created.

Congress is now struggling with the problem of proper legislation to be passed before the railroads can in justice be returned to their owners. There are sharp divisions of opinion at the national capitol as to this legislation. It is generally recognized that the railroads

of the country have been allowed to deteriorate greatly while under government management. It also is recognized that the various lines ought not to be returned to their owners without provision for the early rehabilitation of these lines.

In a recent statement Brice Claggett, assistant to the Director General of Railroads, frankly declared that the railroads need equipment, all sorts of additions and betterments, and that they should spend from \$750,000,000 to \$1,000,000,000 during 1920. These needs, Mr. Claggett points out, will exist whether the railroads are under government or private management.

So far as the general public is concerned, as Mr. Claggett points out, its interest in the railroads is that satisfactory service, both passenger and freight, be rendered as cheaply as possible. The traveller and the shipper, and through the shipper the ultimate consumer, want trains run on time, want courtesy, want cheap rates and want safe service.

None of these things, it is very evident, can be secured unless the railroads are able to get the money to make the necessary additions and betterments, buy the badly-needed equipment, and put the roads on a financial basis they have not had since long before the war.

Real Estate Board Favors Bill Exempting Mortgages

Approves Senator Calder's Measure Affecting Interest on Amounts Up to \$40,000 from Provisions of Federal Income Tax

THE Legislation and Taxation Committee of the Real Estate Board has held a number of meetings recently, and with its sub-committees has acted on a number of important legislative measures pending at Washington and is formulating its program for the 1920 session of the Legislature at Albany.

Approval has been given to Senator Calder's bill, S. 2094, and to Representative McLaughlin's bill, H. R. 8080, providing for the exemption of the interest on mortgages up to \$40,000 from the provisions of the Federal Income Tax Law.

Senator Calder, Senator Wadsworth and the members of the Finance Committee of the Senate, and Congressman McLaughlin and members of the Ways and Means Committee of the House of Representatives and the representatives from Greater New York, respectively, have been communicated with and many of these have promised to give this matter their careful consideration.

The Real Estate Board has asked that the five per cent. limit on mortgages provided for in the McLaughlin bill be eliminated.

In connection with the State Income Tax, an effort will be made to secure an amendment exempting the income of mortgages from the State tax.

Careful consideration has been given to the existing law applying to the conversion of dwellings into tenement houses.

The committee is proceeding very slowly in this matter. It is making thorough comparison of the Dodge bill, which the board favored and which failed, and the existing statute introduced by the Committee on Rules, of which very owners have taken advantage, to see whether the differences in the cost as between these two bills warrant seeking any amendments.

It is felt that it would be a good idea for the city, for tenants and for owners to have some reasonable method of appeal somewhat as provided in the present procedure before the Board of Standards and Appeals from acts of the Tenement House Commissioner, and such legislation will probably be sought.

The committee has approved the report of the State Commission on Reorganization and Retrenchment in State government, providing for reduction of elective administrative officers, consolidation of administrative departments, boards, commissions, etc., and the making of a budget system, but it disapproved the proposal to extend the term of the office of governor to four years.

A sub-committee of the Legislation and Taxation Committee has also given consideration to the introduction of certain amendments by which a beginning will be made to secure greater simplicity and economy in city government.

The twenty-third annual banquet of the Real Estate Board of New York will be held at the Hotel Commodore on Sat-

urday evening, February 7, 1920. It will probably be called the Prosperity Banquet, the Board incidentally celebrating the largest membership year in its history. From the standpoint of attendance and speaking talent the dinner is expected to eclipse even the unusually successful dinner of 1919 at the Commodore. Elisha Sniffin, who has been handling the arrangements for many years, is again chairman of the banquet committee.

IN a report to Governor Smith Transit Construction Commissioner Delaney has outlined the exact status of contracts in force for rapid transit construction in the City of New York. It states that present indications are that the large contracts now under way will be completed and ready for operation as follows:

Route	Date (1920)
Eastern Parkway Line, Brooklyn	Midsummer
Nostrand Ave., Brooklyn	Midsummer
Livonia Ave., Brooklyn.....	Fall
Westchester Ave. and Pelham Bay Park, Bronx.....	August
White Plains Road extension, Bronx.....	Summer
Broadway (Manhattan)-4th Ave. (Brooklyn)-Montague Street Tunnel	April
Brighton Beach connection	Spring
Culver Line (Brooklyn)-Avenue X to Coney Island...March 14th St. (Manhattan)-Eastern Brooklyn.....	Late 1921

Since the enactment of the law separating transit construction work from regulatory duties, Commissioner Delaney has entered into contracts for \$1,129,476 in construction work and for approximately \$5,000,000 worth of equipment. The principal items of construction work contracted for are:

Eleven Stations, Westchester Ave. and Pelham Bay Park Line	\$810,279
New Atlantic Ave. Station, Broadway-Fourth Ave. Line	85,781
Track construction, Sixtieth St. tunnel to Queensboro Plaza	94,975
Culver line reconstruction, track construction.....	58,288
Culver line reconstruction, station finish.....	39,740

Contracts for 200 steel cars to be used on the lines of the New York Municipal Railway system have been approved within the last few months. These cars will cost approximately \$25,000 each. When the Brighton Beach service and the Culver Line service are extended to Manhattan through either the Montague Street tunnel or over Manhattan Bridge, it will be necessary to replace the wooden cars now in use with modern steel cars. There are at present 128 cars in use on the Brighton line and 60 cars in use on the reconstructed Culver Line. The extension of the New York Municipal Company's Broadway service through the Sixtieth Street tunnel and on the elevated lines in Queens will necessitate a further material increase in our equipment.

REAL ESTATE SECTION

Saved by Zoning Law, Fifth Ave. Realty Becomes Active

Past Year Shows Remarkable Number of Building Operations, Culminating in Two Projects of George Backer Aggregating \$15,000,000

FIFTH AVENUE, the city's most talked about thoroughfare in recent years, is to have its attractiveness greatly increased within the new year, when a dozen or more building operations will have been completed. With the announcement recently that the final arrangements had been made to free the avenue from the blighting features of occupancy of its buildings by the garment trades through their removal to the Seventh avenue section, there has occurred great activity in the building line along the whole business section of the avenue. These have culminated in the announcement last week of the two projects of George Backer at Fifty-seventh street and at Thirtieth street, aggregating \$15,000,000.

Mr. Backer, operator and builder, leased from August Heckscher for twenty-one years the former William C. Whitney residence at the southwest corner of Fifth avenue and Fifty-seventh street, and will erect on the site a thirty-story theatre, office and residential structure. Included in the lease is the Kennedy property, in Fifty-sixth street, adjoining Duveen Brothers' art gallery, at the northwest corner of Fifth avenue. Mr. Heckscher will have an interest in the project. The other deal involves the block front in the east side of Fifth avenue from Thirtieth to Thirty-first street, also acquired by Mr. Backer, and will be improved with a fifteen-story building for the use of the silk and woolen trades.

These transactions, together with a number of others closed within recent months involving many millions of dollars, have brought the entire Fifth avenue section prominently before the real estate public. The cumulative effect of years of agitation to remove the undesirable needle trades from the shopping district, coupled with the announcement that the cloak and suit manufacturers would segregate the industry along Seventh avenue, has resulted in a strong revival of interest in the thoroughfare which has come to be regarded as the choicest retail shopping center of the United States, and possibly the world. The undertaking of these two notable building projects, represents in concrete form the attitude of building and commercial interests toward the future of Fifth avenue.

The former Whitney property at the Fifty-seventh street corner will be replaced by a main building ten stories high with a tower which will reach to a height of thirty stories, having a base of 7,500 square feet. There will be two entrances to this building, one at the south end of the avenue frontage and the other at the west end of the street side, to be connected with an arcade to be lined with stores. At the junction of the two corridors will be the entrance to the theatre, the first one to be erected on Fifth avenue south of Central Park in the history of the city.

The theatre will seat only about 800 persons, arranged with a main floor and two piers of boxes, extending around the auditorium. Each box will be 6 by 12 feet and closed in. Above the theatre will be a concert hall, tea room and buffet. The main building will have stores in the street frontages, above which will be offices and show rooms. The apartments will be located in the tower, which will also have some offices. Mr. Backer stated that the structure would cost about \$5,000,000. It will be 400 feet high and cover a ground

area of 16,250 square feet. Warren & Wetmore are the architects. The theatre property is estimated to cost \$1,000,000 and will cover 10,000 square feet. One of the features of the operation is that oil will be used for heating purposes. Clark T. Chambers negotiated the deal.

The structure at Thirtieth street, it is said, will be the largest of its kind in the city. It will front 200 feet on the avenue, 200 feet on Thirtieth street and 165 feet on Thirty-first street. There will be 8,500,000 cubic feet of space in the structure and the cost will be \$4,000,000. With the price paid for the site included, the operation will represent an outlay of about \$7,500,000. It will be built in the shape of a great letter "U," with the court facing east through the center of the block. The building will be built straight up for fifteen stories. Twenty feet back of the line of the main structure will be a sixteenth story, but this will not be for business use. The floor is to be devoted to club purposes for the use of the tenants of the building. There will be from twenty to twenty-five sleeping rooms, with baths on this floor, where business friends of concerns in the building may be given hotel accommodations. There will be also a restaurant, gymnasium, three or four sun parlors and other hotel and club features on this floor. It will be known as the Textile Building. Mallison & Co., silk manufacturers, have taken an option on the north store, 100 by 200, for twenty-one years' lease at a rental of \$2,000,000. The block was bought from the B. Altman estate through George R. Read & Co. The late Mr. Altman bought it from the Field estate some years ago as an investment.

Mr. Backer said that he would have the Textile Building ready next fall. The change in the status of conditions on Fifth avenue south of Thirty-fourth street, due to the decision of the needle workers to move west, he declared, led to this operation. Mr. Backer said that he would not have attempted such a large project there while needle workers remained in the section. So sure is Mr. Backer of the future of lower Fifth avenue that he is planning a particularly attractive structure. It will be of Italian Renaissance architecture, similar to the structure which he erected several years ago at the northwest corner of Madison avenue and Thirty-second street.

Notable among other recent Fifth avenue deals was the transaction whereby Max N. Natanson bought from the Columbia Trust Company the building at the northwest corner of Fifth avenue and Thirty-fourth street. The buyer will increase the height of the present structure by nine stories. The trust company has taken back a lease of the banking floor, which it will continue to occupy as its Fifth Avenue Branch. The property, which was the one-time site of the residence of the late A. T. Stewart, occupies a plot 61.9 feet in the avenue and 100 feet in the street. The trust company has agreed to make Mr. Natanson a building and permanent loan of \$2,000,000, which is to run for twenty years, with amortization. The property was purchased by the late Charles T. Barney, in 1902, for the Knickerbocker Trust Company. The property then included an additional 40 feet in the avenue; also an additional 50 feet in Thirty-fourth street through to Thirty-fifth street. During the alteration an ornamental

(Continued on page 658)

More Inquiries for Mortgages Than Since 1907 Panic

Notwithstanding Competition of Tax-Exempt Bond Issues Real Estate Securities Continue Favorite of Many Investors

By EDWIN C. BENEDICT, of the Charles F. Noyes Company.

THE resumption of real estate buying in New York City is proving a boomerang to the pessimistic views taken by mortgage investors as recently as two or three years ago. Notwithstanding the fact that income from mortgage investments is not tax exempt and first class bonds, even Government bonds, are selling practically at a five per cent. or higher basis, there have been more inquiries in the past few months for mortgage applications by lenders than at any time since the resumption of activity after the panic of 1907.

The source of supply for mortgage money has been reduced to a point where practically the only lenders are those investing institutions whose income is exempt from federal income tax. Trust companies acting as trustees, estates and individual lenders are with few exceptions making no loans. Life insurance companies and saving banks, which for the past few years have been investing in Government securities are generally in the market and there seems to be no limit to their funds. They are, however, selecting their security with great caution and in order to pass muster the security offered must qualify very highly. In most instances the lenders require amortization payments varying in amount according to the character of security but generally based on approximately two per cent. per annum. In view of the splendid renting situation this is not so much of a hardship as it was feared it might be several years ago when the proposition to amortize mortgages began to be insisted upon.

It is to be hoped that the contemplated legislation exempting income on mortgages up to a certain amount will be successful. It seems unreasonable that a farmer in Orange County can borrow money at a lower rate and on better terms than a property owner in New York City. Nevertheless this is the case, the reason being that the Government through its Land Bank system aids the farmer in getting a conservative loan on his property, then practically guaranteeing payment of principal and interest and permitting an investor to pur-

chase the mortgage or a portion of it without penalty for income or other tax, while the city owner under present conditions is barred entirely from this source of supply and is driven to institutions such as savings banks or life insurance companies which cannot afford to make the loan at a low rate of interest while the market is so full of first class bonds returning materially higher rates.

While the financial market is to a considerable extent upset by after-war conditions, I am of the opinion that the general situation for mortgage lenders is going to improve continually and if the proposed legislation is successfully carried through there is no reason why mortgages should not be viewed with favor by individual as well as other lenders, as they have been in the past, for they have certainly stood the test of time much better than any other class of investment.

In a statement which I made several years ago I pointed out the exact amount of money that was invested by a certain number of savings banks in New York City in bonds, also in mortgages and the cost of the property which they had taken under foreclosure, and made a comparison with the bond investments of the same institutions showing that even if the total amount which they held in foreclosed property was entirely lost their mortgage investment still stood ahead of their bond investment. Soon after this the situation changed and the institutions largely increased their holdings in foreclosed properties. I am glad to say that, generally these properties have been sold, in many cases at a very considerable advance over cost and I believe today that the institution that can show an actual loss from this source is the exception to the rule. I know of one case where a bank foreclosed a property at a cost to them of about \$100,000; afterwards sold for over \$150,000.

A mortgage investment carefully made on New York real estate today stands, as heretofore, the premier investment for surety and return.

Saved by Zoning Law, Fifth Avenue Realty Becomes Active

(Continued from page 657)

bridge will be constructed around the building, and it is proposed that the work will be carried on with the minimum of inconvenience not only to the customers of the trust company, but also to the general public.

Edward Margolies bought recently from Lewis Cass Ledyard, Jr., and the United States Trust Company as trustees of the Livingston estate, 309 and 311 Fifth avenue, two five-story buildings, 56 by 150, as a site for a sixteen-story loft, for which designs are being prepared by Herbert A. Krapp. The property is assessed at \$450,000 and close to that amount is said to have been paid. It is in the east side of Fifth avenue, just south of Thirty-second street, the dividing line of the non-manufacturing zone, but Mr. Margolies intends to lease the space to non-manufacturing tenants. Jay A. Lee and Pease & Elliman negotiated the deal.

Last April Louis Sherry and the Guaranty Trust Company exchanged Fifth avenue locations in a \$2,000,000 transaction. The eleven-story restaurant and apartment building at the northwest corner of Forty-fourth street and Fifth avenue was taken over by the Guaranty Trust Company, which is remodeling it and building a wing at 522 Fifth avenue and at 10 West Forty-fourth street. The property at 522 Fifth avenue, owned by Mr. Mortimer Brooks, and 10 West Forty-fourth street, owned by the Academy of Medicine, which properties, together with the corner, were held by Mr. Sherry under a long-term lease, were taken over by the Guaranty Trust Company in a deal which gave to Mr. Sherry the lease which

it holds from the owners of the Postal Life Building for the store, basement and first floor at the southeast corner of Forty-third street and Fifth avenue.

There have been a number of other important Fifth avenue transactions closed in recent months involving important building operations. Among them are the deal whereby Dobbs & Company, hatters, leased 618 Fifth avenue and 2 West Fiftieth street for a long term of years at a rental aggregating \$2,000,000. This site will be improved with a six-story building from plans by McKim, Meade & White. The new structure will conform with that of the lessee's present building adjoining at No. 620. George A. & H. Boehm, architects, will draw plans for the new ten-story store and office building to be occupied by Peck & Peck at 587 Fifth avenue. This property is directly opposite the present location of Peck & Peck. The Childs Company is planning a restaurant and office building at 377 Fifth avenue; a twelve-story office building at 202 Fifth avenue is being remodeled by Bernard N. Schwartz from plans by George and Edward Blum; the property at 320 Fifth avenue, corner of Thirty-second street, leased by the Bank of the United States, is being remodeled from plans by Schwartz & Gross. The Walk-Over Shoe Stores Company is remodeling 510 Fifth avenue from plans by Rouse & Goldstein, and E. B. Meyrowitz has undertaken to remodel the seven-story store and office building at 520 Fifth avenue from plans by Starrett & VanVleck.

Remedy for Smaller Demand for Mortgages by Capitalists

Proposed Exemption of Mortgages Up to \$40,000 Will Place Realty Securities on Par with Tax-Exempt Bond Issues

BY HARRY A. KAHLER

President New York Title and Mortgage Company

REGARDING current reports that there has been a slackening of demand, among investors, for large mortgages, there is this to be said:

The Record and Guide reports that, in the first nine months of 1919, the amount of mortgages recorded in the Borough of Manhattan was about 106 millions, as compared to 40 millions for the same period of 1918, which fact seems to disprove the statement that there is a slackening demand among investors for large mortgages.

Companies like the New York Title and Mortgage Company, whose business is in part the marketing of mortgages, know from experience that there is this slackening demand for mortgages on the part of large holders of capital, and they are further reasonably assured that the explanation of this lessening demand is in the fact that the net income from mortgages has now dropped below that of other securities of the same class. Municipal Bonds, with a lower interest rate than mortgages, are thus increased in comparative interest yield and are made more attractive than mortgages as investments. A 4½%, \$1,000 Municipal Bond, tax-exempt, will yield the owner \$45 in income, with no deductions. A 6% \$1,000 first mortgage would seem to yield the owner \$60. But of this \$60, he may have to give up \$40 in taxes, depending upon the size of his income, so that the customary holders of first mortgages, persons with large capital and therefore large income, find that the net yield of their mortgage investments is sometimes as low as 2%. It might be lower.

Where a man's income is over \$1,000,000 a year and the maximum tax rate is applied, he would pay 65% of that income to the general Government and 3% to the State. So that in his case, his net yield from a 6% mortgage would be less than 2%. The inevitable tendency of this burdensome taxation is to force those of large income out of the mortgage market.

Many of these have bought Land Bank Bonds which are tax-exempt. This tax-exempt feature of Bond Issues for the benefit of the farming community—at present the most prosperous single class in the country—has led to the introduction of a bill in Congress, intended to make tax-exempt all first mortgages held by one person, up to \$40,000.

Now what bearing does the fact that the first nine months of 1919 showed a mortgage investment in Manhattan of 106 millions have on this statement that mortgages are no longer attractive to large investors? While it is true that this amount is almost three times the amount for the same period in 1918, even this is three times the amount for the same period in 1918, even this is much below the normal amount needed for investment in this one borough. If the comparison is made with the years 1909 to 1914, when the recorded mortgages for the three Boroughs of Manhattan, Brooklyn and the Bronx averaged 474 millions, and adding the normal growth of the city between 1914 and 1919, and considering the increase in the cost of labor and materials going into construction, the normal need of the Borough of Manhattan, in the first nine months of 1919, was probably about 300 millions. So that 106 millions is only about one-third of this borough's normal requirements.

If an analysis of this 106 millions of recorded mortgages were made, it would probably be found that a considerable portion of it came from the great activity in real estate and represented a high proportion of purchase money mortgages. Others would be for mortgages which were called and had to be renewed with the same mortgagee at higher rates. Another substantial amount would represent the money placed by large holders of capital, like insurance

companies, who feel a sense of moral responsibility toward the social and economic needs of the community, regardless of income. Another element of much significance in eliminating the apparent contradiction between the figures above quoted and the feeling that mortgages are not attractive to large investors would be the discovery of how much of this 106 millions was in mortgages which were made the basis of bond issues of small denominations. A number of large buildings in the downtown district of Manhattan were refinanced by such bond issues. The bonds were underwritten by financial institutions who have distributed these bonds. A number of large apartment operations, uptown, have been financed by large mortgages which have been made the basis of other bond issues in denominations as low as \$100, and these bonds are sold to small investors in all parts of the country.

In short, this analysis of the 106 millions of "recorded" mortgages in the Borough of Manhattan in the first nine months of 1919 will not only not contradict our statement of the slackening demand for mortgage investments by large owners of capital, but would confirm it. I cannot give figures, but I believe that if the truth were known, it would be found that in 1919 the sale of mortgages on property in Manhattan to the accustomed investors in such securities of years gone by was not above \$50,000,000, or less than 20% of what it ought to have been.

That so considerable a volume of mortgages has become the basis for bond issues calls attention to a plan which the New York Title and Mortgage Company is now attempting to put into effect with its Guaranteed Mortgage Certificates. It is now putting out a 5½% Guaranteed Mortgage security in small denominations, based on first mortgages, and making banks agents for them. The company expects by this means to educate the small holder of capital into investment habits, broaden the function of the banker in his community and incidentally build up among the people of small means the new source for mortgage money, where income taxes do not bear heavily enough to make mortgages unattractive. The success of this plan will help to neutralize the declining interest of large investors in mortgages and provide some of the necessary capital now needed for construction purposes.

Municipal Bonds Preferred to Mortgages

BY RICHARD M. HURD

President Lawyers Mortgage Company

I AM confident that all dealers in New York City mortgages will give the same report of the present situation, which is that large mortgages are being called by the large investors and estates on account of the heavy Federal income tax, which in some cases reduces the net yield to a prohibitive figure. These wealthy investors or estates are investing the millions drawn from the mortgage market in municipal bonds which are exempt from taxation.

Although more mortgages have been filed this year than last, the fact remains that the amount of money loaned on mortgage in the City of New York at the present time is only a small proportion of what has been loaned in active times and the very important reason is that mortgage money is being withdrawn from the market because of high Federal income taxes.

The bill introduced by Senator Calder to exempt from Federal taxation mortgages to an amount of \$40,000 would leave millions of money in the mortgage market and would go a long way toward furnishing the capital required to solve the housing problem.

Savings Banks Oppose Exemption of Realty Mortgages

Depend on This Class of Investment for Great Proportion of Loans, But Will Insist on Amortization to Secure More Liquid Assets

BY JOHN J. PULLEYN

President, Emigrant Industrial Savings Bank, New York City; Chairman, Committee on Amortization of Mortgage Loans Savings Bank Section, American Bankers Association.

OUR American system of mortgage finance, based upon real estate security, is sometimes declared to be archaic and of late we have frequently heard the opinion that it is "inadequate" or even that it has been "broken down" under the stress of war conditions.

There may be some difference of opinion on this point among borrowers, lenders, real estate middlemen and theorists.

Nevertheless, the actual facts and our recent war tests again prove it to be remarkably efficient in meeting the requirements of land tenure and real estate development.

This appears to be a proper time to remind all concerned that the present shifting in values, rents and interest rates are only incidents to placing realty on a sound economic basis. We must not allow the occasional case of profiteering in rents to prompt measures that will make ownership unprofitable and undesirable and so prevent an ample flow of capital into new construction.

The theorist who forms the opinion that our mortgage methods are unsystematic and even without uniformity doubtless has in mind the picture of great bond issues more or less serial in their form, such as result from the adoption of special projects by states or perhaps those being issued under the Federal Farm Loan Act.

Thus the first accomplishment of these mortgage standardizers was the enactment in 1914 of the law to charter the Land Bank of the State of New York. This act which was both unscientific and perhaps unconstitutional, was enacted as the result of the then current agitation for a rural credit system. Much was heard about the value of easier credit but as a matter of fact the membership in the New York Bank is limited to building and loan associations which have comparatively little interest in agricultural property. The results of this experiment and legislation may or may not be regarded as favorable, for the bank has only issued about \$700,000 of bonds, of which one-half were purchased by four savings banks, and it is rumored that the balance is still held by the underwriting trust company.

The Land Bank of the State of New York does not enjoy tax exemption for its securities and in view of present tax burdens and the recent adoption by both state and nation of the principle of direct taxation according to ability to pay, the Land Bank bonds should not now be made a source of personal exemption. The reason for its inactivity under war conditions is explained by the fact that it cannot sell its bonds at a price which will enable it to rediscount the mortgages held by its member associations to their financial advantage.

The above point of tax exemption is again met in the bill now pending in Congress, the so-called Calder-Nolan bill, to establish a chain of Federal Home Loan Banks, the stock of which is to be held by any of the many varieties of building and loan associations which should invest at least 5 per cent of their rediscounts in the stock of the bank. The proponents of that bill start with the assumption that the present market for mortgages is entirely inadequate and that it can only be supplied by funds which are to enjoy the same degree of tax exemption under all Federal and State laws as is now accorded by the Federal farm loan act. Furthermore, although they argue that the main purpose of the bill is to encourage the construction of dwellings, we note that there is no provision in the bill which requires that the proceeds of the tax exempt bonds shall be invested in housing or anything pertaining thereto.

A careful study of the situation might reveal a need for revising the methods of tapping the great sources of supply and means for distributing mortgage investments to the

public, quite as much as to warrant jumping to the conclusion that there is something radically wrong with the owners and managers of the funds available for long term mortgage investment.

Mortgage funds are obtained either from (1) capitalists, or (2) by cooperative credit, or (3) from bankers. Each of these sources has its limitations and there are distinct economic conditions which affect all.

Capitalists, the first source, sell their funds on the best terms which can be obtained, regard being given to both present and prospective net return, and to the equality of the security offered.

The effect of this importance of the net return upon capital brings to mind the present supply of governmental securities. Money lenders are able to secure a return of 5 per cent. or better through the purchase of certain issues of Liberty Bonds and still enjoy a prospective profit which those securities will surely bring upon re-sale before maturity. This one fact has taken out of the market for mortgage loans billions of money ordinarily available for mortgage loans.

Cooperative credit institutions, the second class, have loans of two billion dollars on mortgage securities. The borrowers are not persons of established credit rating, but the system provides for a fair amount of proof of thrift and honesty and for a rapid and easy amortization of loans, thus giving protection against any absence of the usual banking safeguards. The success of these institutions has been remarkable, especially in the older settled parts of the country. However, we cannot all agree with the enthusiastic claims of those who claim the millenium will result from a mere copying in America of the methods which have developed under the lower economic standard countries just emerging from feudal systems of land tenure or forced to care for a peasant type of people.

The banks, and especially those which handle the savings of our millions of smaller capitalists, including the wage earners, have about five billion dollars or even a greater amount loaned on mortgage security. They have not found a type of security better adapted to the dividend requirements of their depositors than loans on real estate. They have found that such loans furnish such a degree of security and certainty of liquidation that their dividends can be maintained at or above the rates usually paid upon government bonds.

Also it is not for investors, or especially for savings bankers, to carry the risk involved in new construction as it exists today. While we appreciate the present increased costs of materials and labor and that high prices must continue, there are inherent difficulties in arriving at any fair appraisal of contemplated improvement and we must also analyze the probability of rental returns and as to how long the present artificial rent scale may continue.

The speculative or investment builders almost invariably attempt to shift the entire responsibility for these risks to the prospective mortgagor and the so-called housing companies of semi-philanthropic aspect, but which operate upon a net interest basis, often present items of building cost which never have been considered elements of security value.

Furthermore, there is much reason for believing that as a general rule mortgage funds will accumulate and become available for loans as rapidly as building activity is resumed under present conditions of production. In the past the savings institutions have been called upon to absorb many millions of choice mortgages which were rendered unprofitable by the new income taxes and the competition of non-taxable investments.

Review of Real Estate Market for the Current Week

Business Reacts Somewhat as Result of Holiday, Although Goodly Number of Transactions Are Closed

FOLLOWING the tradition of many years, Christmas week trading was somewhat restricted. Nevertheless, a good amount of buying was recorded along substantially the same lines that has characterized the market activity for a long while, and although the showing during the holiday week was not as good as that of the previous week, it was far ahead of the total amount of business transacted during the corresponding week of 1913.

The biggest individual transactions of the week, and two of the most prominent of the year, involved plots in the Fifth avenue section, where George Backer acquired the southeast corner of Fifth avenue and Fifty-seventh street and an entire block front between Thirtieth and Thirty-first streets, on which he will undertake building projects involving, in their entirety, outlays of close to \$15,000,000. Interest in these projects was heightened by the announcement that Mr. Backer was influenced in his decision to go ahead by reason of the success of the efforts of the Save New York Committee in permanently removing from Fifth avenue the steadily

growing menace of the expanding needle trades industry.

In addition to the two Backer projects, several other deals were closed, forecasting important structural operations, among them transactions whereby large down-town Trinity holdings will be improved with a big warehouse. The well-defined movement on the part of business men to acquire permanent holdings were epitomized this week in the transaction in which the Albermarle Building at Broadway and Twenty-third street passed into the possession of one of its tenants.

Speculative interest centered largely upon west side apartment houses, where the same group of operators that have been largely controlling the market continued to acquire desirable income-producing properties. The biggest speculative transaction of the week concerned the big United States Express building at 2 Rector street, which was added to the growing number of downtown holdings recently passing into the control of Elias A. Cohen and the Broadway-John Street Corporation.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 142, as against 180 last week and 38 a year ago. The number of sales south of 59th street was 68, as compared with 74 last week and 12 a year ago.

The number of sales north of 59th street was 74, as compared with 106 last week and 26 a year ago.

From the Bronx 60 sales at private contract were reported, as against 68 last week and 17 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 669 of this issue.

Operators Buy 2 Rector Street.

The United States Express Building at 2 Rector street, covering the northerly frontage on Rector street from Trinity place to Greenwich street, and held at \$5,000,000, has been acquired by the Broadway-John Street Corporation, Elias A. Cohen, president. The structure, which is twenty-three stories, was erected about fourteen years ago, when the late "Tom" Platt was president of the United States Express Company, and is understood to have cost \$4,500,000 to build. The building fronts 118 ft. on Rector street, 138.9 ft. on Greenwich street and 142 ft. on Trinity place. The present sale included several lots to the north, upon which Mr. Cohen's company plans to erect a four-story office structure to protect the light and air of the taller building. It is one of the earlier office skyscrapers erected in the financial district, at present yields a total yearly rental of \$610,000, and is in a section that has recently produced a number of important real estate transactions.

The transaction was negotiated by the Brown-Wheelock Company. Adolph and Henry Bloch, lawyers, represented Mr. Cohen in the deal and Branch P. Kerfoot, the selling interests.

Tenants Buy the "Albermarle."

Emery-Beers Company, (Inc.), and Paul Gunther, (Inc.), owners and manufacturers of "Onyx" hosiery, purchased from Harris and Maurice Mandelbaum and Fisher and Irving Lewine the Albermarle Building, at 1107 Broadway, northwest corner of Broadway and 24th street, through Albert B. Ashforth, (Inc.). Eise-man, Lee, Kern & Levine, attorneys, represented the sellers. The structure, which is sixteen stories high, occupies a plot with a frontage of 159 feet in Broadway, 192 feet in 24th street, and contains 24,000 square feet, with irregular north and west lines. It was erected in 1915 by the Thompson-Starrett Company from designs by H. Craig Severance and William Van Allen, architects. The site was occupied for years by the Albermarle Hotel and Hoffman House. The property adjoins the Einstein-Wolf Building, which takes in the balance of the Broadway block front. The property is completely tenanted. The Metropolitan Life Insurance Company holds a mortgage of \$1,900,000 on the premises and the Kinney estate a second mortgage of \$1,000,000. The buyers occupy four floors in the building. Among the other tenants are Marshall Field & Co., Chalmers Knitting

Company, Wyman Burt & Co. The sellers acquired the property last October from the Broadway-Twenty-fourth Street Company.

Warehouse Adds to Holdings.

Independent Warehouses, (Inc.), identified with the Guaranty Trust Company and the Liberty National Bank, has added to its holdings by acquiring the chain of warehouses in the metropolitan district of this city heretofore operated by the Mercantile Warehouse Company. The deal involves about \$3,000,000 and takes in the following warehouses: Greenwich, Laight and Hubert streets, 200,000 square feet, regarded as one of the most modern and finely equipped in the New York district, and especially adaptable to the storage of silks and other valuable textiles; 15 Vestry street and 36 Laight street, 30,000 square feet; 53 and 55 Beach street and 405 Greenwich street, 52,500 square feet, and 459-463 Washington street, 43,500 square feet. Both bonded and free space are provided. Automatic insurance, a warehousing feature originated by Independent Warehouses, (Inc.), applies to these newly acquired properties as well as to its other warehouses in New York. The company now has a total of twelve storage warehouses in operation in the metropolitan district.

"Linithglow" Apartment Sold.

Charles J. Brady and Albert D. Phelps sold for Philip Livingston, Linithglow, a 7-story apartment, 100x110, at the southeast corner of Riverside drive and 139th street, to the College Holding Company, Joseph Shenk, president. The house contains sixty-one suites and was held at \$400,000.

Deals in New Trade Center.

M. & L. Hess have sold to the Baltic Holding Corporation for Fred C. Barton, 247 and 249 West 37th street; also, for the Lawyers Mortgage Company, 251 to 257 West 37th street, and for Rosanna C. Hafner, 259 to 263 West 37th street, making a combined plot of 150x98.9. Negotiations are now pending for its resale for improvement. Stoddard & Mark represented the purchasers. The sale is interesting, inasmuch as this plot is near those recently sold for improvement for the garment trade.

Untermeyer House for Trade.

Samuel Untermeyer sold his former residence at 675 5th avenue to Hicks, the fruiterer. It is a 5-story structure, 25x100 feet, adjoining the Pyle estate property at the northeast corner of 53d street, and flanked on the north by the former home of Brigadier-General Cornelius Vanderbilt. The property was held at \$450,000 and has been vacant since Mr. Untermeyer moved into 685 5th avenue, southeast corner of 53d street, which property he bought about a year ago from the H. M. Flagler estate. Fred'k Zittel & Sons and H. J. Sachs & Co. were the brokers.

"Crest View" Is Sold.

Norman Denzer sold for the Crossways Holding Corporation the five-story non-elevator apartment known as the Crest View, at 618 West 187th street, southeast corner of Wadsworth avenue. This building has been under the management of Norman Denzer from the time it was constructed by the Bogam Realty

Corporation and was the farthest north of any building at the time it was finished. It was the first apartment on Washington Heights to bring \$10 per room. Norman Denzer also sold for the Mina Realty Co. the five-story non-elevator apartment at 385 Edgecombe avenue, on plot 80x100 ft., overlooking Colonial Park. This property shows a rental of over \$20,000. The purchasers of both these properties are investors.

Cathedral Parkway Resale.

The Winter Realty Co., Benjamin Winter president, bought from the Old Lyceum Building Co. 112 and 113 Cathedral Parkway, a 12-story apartment house building arranged for four families to a floor and renting for \$60,000 a year. The buyers immediately resold the property to the Benenson Realty Co. M. Cohn & Co. and Henry I. Cooper were the brokers in both transactions.

Operator Acquires Springs Building.

Byrne & Bowman and Tucker-Speyers & Co. sold for Eli B. Springs to Max N. Natanson the 16-story Springs Building, at 29-33 West 38th street, with a rent roll of about \$90,000. Mr. Springs erected the present building, which is one of the best constructed buildings in the vicinity. Mr. Natanson recently bought 39-41 West 32d street, a 17-story loft, and 30 East 23d street, a 12-story structure.

513-519 Broadway Resold.

Norman S. Hiesefeld and Elias A. Cohen resold 513 to 519 Broadway, running through to 84 to 94 Mercer street, consisting of three six-story basement and sub-basement loft buildings, covering 24,000 square feet, to Mendal Presberger, who acquires the property as an investment. According to the sellers, the rentals after February 1, 1920, will be \$115,000 per annum. It is reported that the buyer paid in the neighborhood of \$800,000. The brokers were S. & J. Albert and E. J. Thompson.

Theatre for Sheridan Square.

G. R. Gibbons and McCotter & Davis sold for the Ashley estate, Francis L. Kidd and Annie Hamilton to Mrs. Margaret A. Huntington 129 to 135 Washington place, old buildings, 129.6x97x43.3x irregular, facing Sheridan Square, for improvement with a theatre structure to seat about 1,000 people.

Brown Buys 40 East 62d Street.

Frederick Brown has bought the nine-story apartment house at 40 East 62d street, between Madison and Park avenues, from the Forty East Sixty-second Street Corporation, Milton Damman, president. Byrne & Bowman were the brokers. The property occupies a plot 66.4x100.5, contains eighteen apartments of seven rooms and three baths each which rent for \$52,000 a year. The house is opposite the Colony Club.

St. Catherine Apartment Sold.

William Goldstone bought from Udo Fleschmann the St. Catherine apartment house, a nine-story structure, at 507 to 511 Madison avenue, southeast corner 53d street, measuring 100 feet in the avenue and 48 feet in the street. Leo Hess and Simon Myers were the brokers. The property was held at about \$525,000.

MONEY TO LOAN

on

New York City
Real Estate

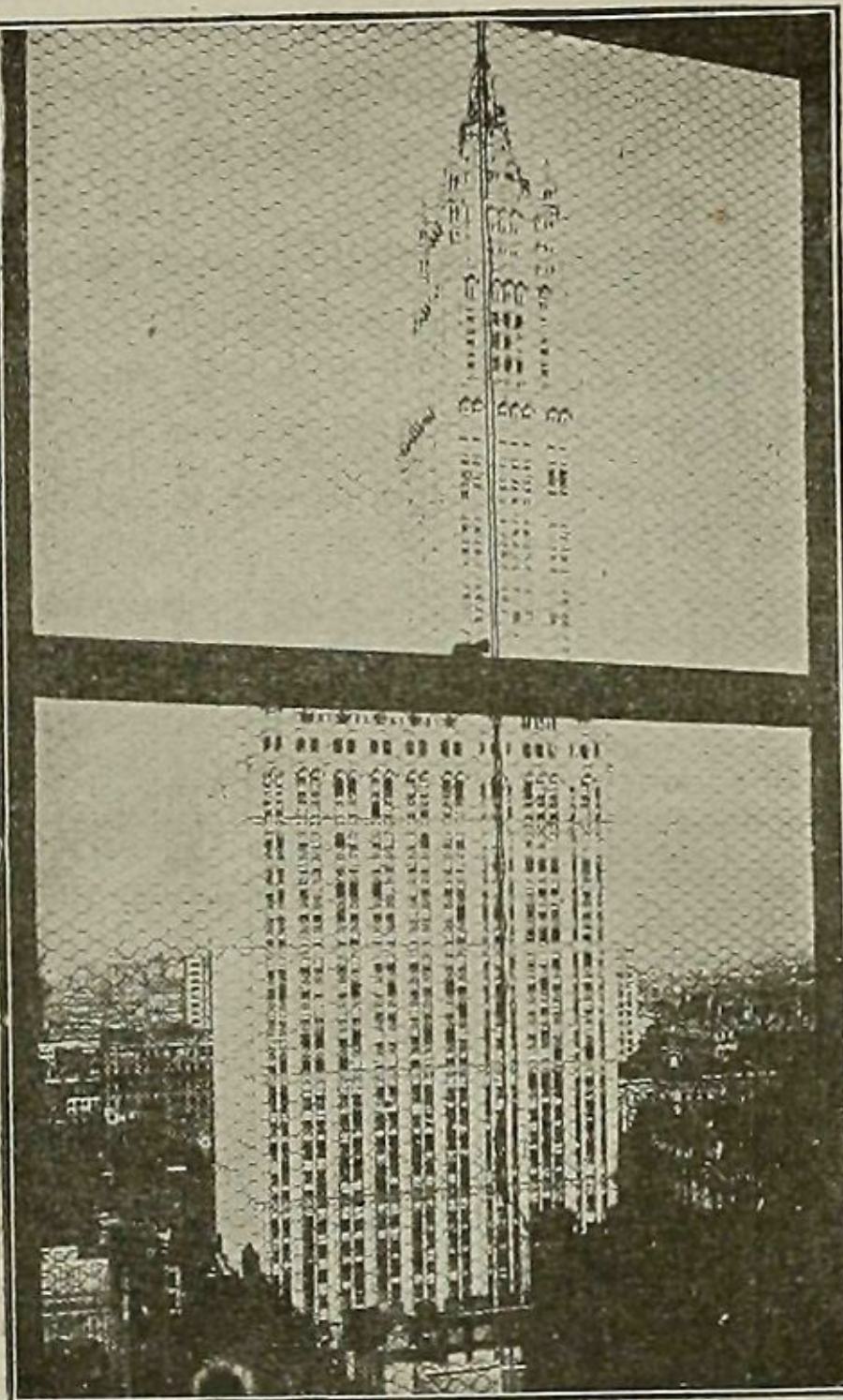
LAWYERS MORTGAGE CO.

RICHARD M. HURD, President

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

59 Liberty Street, New York

184 Montague Street, Brooklyn



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

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

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

Write for Catalogue and Samples.

MISSISSIPPI
WIRE GLASS CO.

Room 1712
220 Fifth Ave., New York City

Mid-Town Loft Project.

The three lots at 35, 37 and 39 West 45th street have been sold by the Holland Holding Company to the Emerson Building Company, which will begin at once to erect a 12-story office structure on the property, to be ready for occupancy next July. The sale was transacted by Hall J. How & Co. The brokers have also been appointed agents of the proposed building. The site is 425 feet west of Fifth avenue.

Trinity Plot to Be Improved.

M. & L. Hess, Inc., sold for the Trinity Corporation 387 to 403 Hudson street, 286 to 296 West Houston street, 32 to 54 Clarkson street, 599 to 601 Greenwich street, covering a plot area of about 60,000 sq. ft., bounded by Hudson, West Houston, Clarkson and Greenwich streets. The newly formed corporation, known as the Three-Ninety-Five Hudson Street Corporation, is the purchaser, and the transaction is all for cash. On May 1, 1920, the buyers expect to begin the erection of a new 8-sty fireproof warehouse building, which will contain about 400,000 sq. ft. of floor space, for the occupancy of the purchaser. The land and improvement will involve a total investment of \$2,250,000. This property has been in the possession of the Trinity Corporation for over 100 years.

The Western Electric Co. is understood to be interested in the present purchase.

Knickerbocker Building Sold.

Max N. Natanson bought from the Rothschild Realty Co. the Knickerbocker Building, at the southeast corner of 15th street and 5th avenue. It is a 17-story loft and office building, fronting 106 feet on 5th avenue by 159 feet on East 16th street. The building has an annual rental of \$250,000. H. J. Sachs was the broker. Rose & Paskus represented the sellers and Walter N. Wechsler and Alexander S. Natanson acted for the purchaser. Mr. Natanson also sold to P. S. Richman 110 and 112 West 26th street, a 7-story loft, 41x100. The building is fully rented for \$18,000 per annum. Samuel Ginsberg was the broker.

Continental Club Adds to Site.

The Continental Athletic Club, which recently acquired the south corner of Central Park West and 62d street, 100x100, for its clubhouse, has purchased the adjoining 7-story flats at 13 to 16 Central Park West, corner of 61st street, 100x100, thereby completing its ownership to the front between 61st and 62d streets, through F. R. Wood & Co. A 15-story club structure is planned for the site. Details regarding this project were published in last week's Record and Guide.

Harlem Block Front Sold.

Metropolitan Trust Co. sold through Maclay & Davies to a client of Samuel A. Potter the six story and basement fireproof commercial building, 199.10x90, occupying the block front west side of Park avenue, between 130th and 131st streets. The property has a gross income of \$52,000 a year.

New Brooklyn Theatre for Fox.

William Fox, president of Fox Film Corporation, is to build one of the largest theatres in Brooklyn, representing an expenditure of more than \$1,000,000. This announcement was made Tuesday by Mr. Fox through A. S. Kempner, real estate representative of the Fox Theatrical Enterprises. Mr. Fox has purchased a plot of ground on the east side of Flatbush avenue, between Tilden avenue and Beverly road, at the corner of Duryea place. This is one of the finest residential parts of the Flatbush district. On the site he will erect a playhouse with a seating capacity of 3,500. The size of the structure can be appreciated when it is considered that the seating capacity of the Brooklyn Academy of Music is 2,207. The Flatbush avenue entrance will have a large lobby. The auditorium proper will be 110 feet wide and 200 feet deep, and will have a street on one side (Duryea place) and the rear will be on East 22d street.

Plans for the new structure have been drawn by Thomas W. Lamb. They will be completed before the beginning of 1920. The site just purchased by Mr. Fox is an ideal one for a high class playhouse. It is part of the large plot sold a few weeks ago for the Brooklyn Rapid Transit Co. by Howard C. Pyle & Co., who represented the owners of the property in the transaction, while the Fox interests were directly represented by Louis Cherry. Work on the structure will be started as soon as a slight revision of the plans has been completed.

Manhattan.

South of 59th Street.

BEEKMAN ST.—Charles F. Noyes Co. sold for Lawyers' Realty Company to the Manhattan Card and Paper Company, Louis Schuman, president, and L. Rubman, treasurer, the three 5-sty buildings, 25, 27 and 29 Beekman st, on a combined plot of about 7,000 square feet.

BLEECKER ST, ETC.—A. Q. Orza sold 269 and 271 Bleecker st, two 2-sty buildings, and 36 and 38 Perry st, two 3-sty dwellings.

BROOKLYN'S OLDEST Real Estate Office

FIRM ESTABLISHED 1849

The Chauncey Real Estate Co.

187 MONTAGUE ST.

BORO OF BROOKLYN, NEW YORK CITY

Telephones: Main 4300, 4301, 4302

Appraisers

Auctioneers

AGENTS and GENERAL

Real Estate Brokers

Members:

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

Members Brooklyn Board of R. E. Brokers

ESTABLISHED 1882

DAVID PORTER, Inc

Real Estate Agents
Brokers, Appraisers

APPRAISERS FOR

The United States Government

The State of New York

The City of New York

The Equitable Life Assurance Society

Equitable Trust Co.

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

Brooklyn Chamber of Commerce Building

32 COURT STREET

Telephone: Main 828 BROOKLYN, N. Y.

JOHN F. DOYLE & SONS

REAL ESTATE AGENTS

BROKERS and APPRAISERS

74 Wall Street, New York City

Management of Estates a Specialty

Member of Board of Brokers

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

The Leading Agency
Firm Established 1874

CORWITH BROS.

Greenpoint and Long Island City

Real Estate

FACTORY SITES

A SPECIALTY

Mortgage Loans, Appraisals, Insurance

Entire Management of Property

851 Manhattan Avenue, Brooklyn

Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

Tel. Bedford 5900
Member Brooklyn Board of Brokers

Chas. L. Gilbert

REAL ESTATE BROKER

APPRAISER

Renting, Collecting, Insurance

WATER FRONTS

FACTORY SITES

Efficient management

of Brooklyn Real Estate

783 Nostrand Ave.
at St. John's Place

BROOKLYN
NEW YORK

CANAL ST.—Isidor Mishkind, builder and operator, and treasurer of Brevoort Construction Co., sold to the Specialty Clothing Co. the 6-sty loft at 198 and 200 Canal st, renting for about \$15,000 per annum. Mr. Mishkind and associates also sold their interest in the Penny Building, a 16-sty loft at 6 and 8 West 32d st.

CEDAR ST.—Pease & Elliman sold for E. W. Meyer and E. Havemayer the 3-sty building, 26.3x53.10, at 135 and 137 Cedar st to John J. White.

CHAMBERS ST.—Moore & Wyckoff sold for the estate of Thomas Suffern to William D. Kilpatrick the 5-sty loft, 24x75, at 154 Chambers st.

COLUMBIA ST.—The tenement at 83 Columbia st has been sold through Sidney Wallach and Joseph Isaacs.

EAST BROADWAY.—A concern of furriers bought from Max Mandel the 5-sty tenement at 106 East Broadway.

FRANKFORT ST.—William H. Whiting & Co. sold for the New Yorker Staats Zeitung 27 and 29 Frankfort st, 59x104, and partially covered with 1-sty buildings.

FRONT ST.—William Cruikshank's Sons sold for the Schermerhorn estate to Czarnikov Rionda Co., represented by John F. Doyle & Sons, 119 Front st, a 3-sty building, 18x55. The buyer owns 121 and 123, adjoining, and 112 Wall st, abutting.

GRAND ST.—Samuel Kilpatrick purchased through H. J. Scheuber & Bro. the 5-sty loft, 50x64, at 68 and 70 Grand st, northwest corner Wooster st, and has leased the property for ten years on a net rental basis to the Harper Paper Co. through the Charles F. Noyes Co.

GRAND ST.—New York Trust Co. sold through Leitner, Brener & Starr the 7-sty loft, 36x82, at 137 Grand st.

GREENWICH ST.—John P. Peel Co. sold for Lorillard Spencer, represented by H. B. Newins, the 6-sty loft 547 and 549 Greenwich st, southeast corner Charlton st, 75x50, to the Mildon Realty Co.

GREENWICH ST.—Frederick Brown bought from Commodore E. T. Gerry 165 Greenwich st, a 5-sty building, 31.11x81.10x irregular, through the Cruikshank Company.

KING ST.—J. Irving Walsh sold for Anne Treanor the 3-sty dwelling, 20.10x100, at 54 King st.

LEONARD ST.—R. T. Wilson estate sold the three 6-sty buildings at 23 to 27 Leonard st.

MAIDEN LANE.—The Casey estate sold, through Edward J. Hogan, 142 and 144 Maiden lane and 152 and 154 Front st, southeast corner, improved with three building, to S. Rossin & Sons, tobacco merchants, located at 173 Water st, for the past fifty years. The Maiden lane corner, which had been in the Casey family for fifty years, was held at \$125,000.

MERCER ST.—Marie Kahrs resold to the Lebertan Corporation the 8-sty loft, 30x75, at 133 Mercer st, through the Charles F. Noyes Company.

PEARL ST.—Charles F. Noyes Co. sold to Thomas H. Lawrence 244 Pearl st, a 4-sty building, 20x72, for Elias A. Cohen.

PEARL ST.—Camman, Voorhees & Floyd sold for the Inverness Realty Company 299 Pearl st, a 4-sty building, 22x125, to Fischer Brothers.

PEARL ST.—Cammann, Voorhees & Floyd resold for R. A. Briedenbach the 4-sty building at 294 Pearl st, 26.8x84.

STONE ST.—Wm. A. White & Sons sold for Mrs. Mary L. Davidson 14 Stone st, a 4-sty building, 32x54, occupied by the Davidson restaurant.

SULLIVAN ST.—Spear & Co. sold the 5-sty building at 209 and 211 Sullivan st, 50x100x irregular, for the Samuel McCreery estate to the Ralesome Realty Corporation.

VESEY ST.—Frederick Brown resold 46 Vesey st, a 5-sty building, 20.11x101, through Julian T. Saxe.

UNIVERSITY PL.—M. Rosenthal Co. sold for the Casual Realty Co. the 7sty loft at 64 University pl to Harry Engle Realty Corporation.

UNIVERSITY PL.—Manport Realty Co. bought from the No. 90 University Place Corporation, Thomas H. Lawrence president, the 3-sty building, 38x60, at 90 and 92 University pl, through Leitner, Brener & Starr.

WATER ST.—Norman S. Riesenfeld bought from Catherine Chambers, through E. A. Mack, the 5-sty business building, 20x60, at 26 Water st, adjoining the northeast corner of Broad st, which has been in the possession of the seller's family for more than a century. The property was held at \$35,000.

WATER ST.—James H. Cruikshank sold to Louis Eskwith, president of the Battery Warehouse Corporation, 245 Water st, a 5-sty warehouse, 37x75, through J. Clarence Davies.

WEST ST.—William Cruikshank's Sons sold for Ellen S. Auchmuty to Markham Realty Corporation, Clarence W. Eckhardt, president, the

southeast corner of West and Rector sts, a 4-sty building, 31x89. This is the first sale of the property in more than 100 years.

WILLIAM ST.—C. W. Dunn and J. B. Wakenman report the sale of the 7-sty loft 257 and 259 William st, 30x65, for Mrs. Taylor.

4TH ST.—Charles Galewski purchased from the New York Life Insurance and Trust Co. the 8-sty building, 71x96, at 15 to 19 West 4th st, northwest corner of Mercer st, through William Cruikshank's Sons.

13TH ST.—Duross Co. sold for Jane M. Stelle 16 East 13th st, a 5-sty loft, 22x89, to Samuel H. Schreiber.

16TH ST.—Dwight, Archibald & Perry, (Inc.), sold for the Farmers' Loan and Trust Company, representing the estate of Margaret Steele, the 3-sty dwelling, 25x92, at 107 West 16th st.

16TH ST.—John P. Peel Co. sold for Kate B. Belloni through George C. Ponter, Inc., the 4-sty building at 24 West 16th st, 25x103.3. The buyer will alter the premises. George M. McCabe is the architect.

18TH ST.—Dwight, Archibald & Perry, Inc., sold the 3-sty dwelling at 445 West 18th st.

18TH ST.—Frederick Brown sold to Frederick Kohler 42 West 18th st through to 45 West 17th st, a 6-sty loft building, 25x184, held at \$180,000.

18TH ST.—John P. Peel Co. sold through David Vogel 217 and 219 West 18th st, two 5-sty buildings, 50x92.

22D ST.—Charles Wynne and Louis H. Low purchased from the West Side Holding Company, 215 West 22D ST, a 3-sty dwelling, 16x78.9, through I Cohen & Co.

26TH ST.—Ames & Co. resold for E. Howard the 4-sty building 231 West 26th st, 25x100.

26TH ST.—Max N. Natanson sold to P. S. Richman 110 and 112 West 26th st, a 7sty loft, 41x100, through Samuel Ginsberg.

26TH ST.—M. & L. Hess, Inc., sold for George A. Vreeland 229 and 231 West 26th st, 41.6x 98.9 through the Leonard Morgan Co.

27TH ST.—Ames & Co. sold for Rosanna C. Haffner the 5-sty building 209 West 27th st to Henry Harris.

29TH ST.—S. Behrman bought 12 West 29th st, a 5-sty building, 18.9x100, through M. I. Strunsky.

29TH ST.—Manheimer Brothers, (Inc.), sold for Henry Sneider the 3-sty building, 23x100, at 217 West 29th st.

Elevator Repairs		Depreciation of Equipment	
1918	Commuter winding	40	00
Jan 5			
Feb 10	New thrust bearings	40	60
Apr 27	Controller contacts	24	00
June 19	Motor brushes	4	00
Aug 30	Relining brake	18	00
Nov 12	Welding broken wheel	12	00
Dec 8	Minor repairs	16	00
		224	60

CUT THIS DOWN!
Let us show you How

The Acme method of scientific up-keep of elevator equipments improves the elevator service and reduces the up-keep cost to a fixed sum. As originators of the Acme method we proudly point to the special features of our

SERVICE

Periodic Inspection

Systematic Cleaning

Timely Adjustments

Scientific Lubrication

Renewal of Wearing Parts

Actual Safety Test

Prolongation of Life of Cables

Emergency Service at all Hours

DAY TELEPHONES

FRANKLIN 4765-4766

ACME SERVICE CORPORATION

ELEVATOR REPAIRS AND SUPPLIES

246 CANAL ST., NEW YORK

NIGHT SUNDAYS AND HOLIDAYS

AUDUBON 4236-6729

Scientific Up-keep of Electrical Equipment under yearly contract

It Is Good Judgment to Start Building Now

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

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

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

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

S.W. STRAUS & CO.
ESTABLISHED 1882 INCORPORATED

150 Broadway, New York

CHICAGO DETROIT MINNEAPOLIS
SAN FRANCISCO

37 Years Without Loss to
Any Investor

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

Money to Loan on First Mortgages

5%

Joseph T. McMahon

REAL ESTATE and
MORTGAGE LOANS

188 and 190 MONTAGUE STREET
BROOKLYN

Telephone: Main 834

SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES

29TH ST.—Manheimer Brothers, (Inc.), resold to Hotchkiss & Newman the two 5-sty buildings 214 and 216 West 29th st, 50x98.9. The property was recently reported sold to Samuel E. Greenstein.

30TH ST.—Cruikshank Co. sold for the Phelps estate 13 East 30th st, a 7-sty business building, 21.5x85.

37TH ST.—Samuel D. Williams sold to M. A. C. Levy 30 West 37th st, a 4-sty building, 25x98.9, for the J. Christy Bell estate; also 32, adjoining, a similar building, for the Peter Moller estate.

37TH ST.—H. M. Weill Co. sold 222 and 224 West 37th st, 37.6x98.9, to Ralph B. Ittelson, who will erect a 16-sty loft building.

37TH ST.—Frederick Fox & Co., Inc., sold for C. A. Coffin to William J. Hauser 34 West 37th st, a 4-sty mercantile building, 25x98.9.

40TH ST.—Frederick Fox & Co., Inc., sold for the Robert Co. 24 West 40th st, a 4-sty dwelling, 22.6x98.9.

40TH ST.—Ryan & Co. and H. M. Weill Co. sold for Sundel Hyman 204 West 40th st, a 4-sty dwelling, 14.3x100.

53D ST.—John S. Ferguson estate sold through John C. Forster to Morton Lein 4-sty stables at 103 and 105 West 53d st and 104 and 106 West 54th st, 50x200, which will be converted into a garage at a cost of about \$50,000.

57TH ST.—Realty Supervision Co. purchased from C. J. Tagliabue through G. W. Bishop and James A. Sheeran 475 West 57th st, a 5-sty apartment, 30 100.

57TH ST.—Everett M. Seixas Co. sold for W. E. Hoeneman 463 East 57th st, a 3-sty building, 16x100.5, to Frederick S. Hoppin.

57TH ST.—James H. Cruikshank resold to Axel and Caroline Arnesen through Leon S. Altmayer 334 East 57th st, a 3-sty dwelling, 25x66, acquired recently from the Mills estate.

58TH ST.—William D. Kilpatrick purchased through John T. Wall from W. C. Eckerson, the 5-sty flat, 20x75, at 362 West 58th st.

BROADWAY.—Morris Greenstein purchased from the Broadway-Thirtieth Street Corporation through Horace S. Ely & Co., 868 Broadway, a 4-sty building, 25x100, recently acquired from the Moore estate.

MADISON AV.—Mrs. Thomas Francis O'Kane, lessee, represented by Augustine P. Barranco, purchased from Frederick Brown through the Charles F. Noyes Co., 230 Madison av, southwest corner of 37th st, a 4-sty dwelling, 27x95.

MADISON AV.—Wm. A. White & Sons sold for Henry R. Taylor 173 Madison av, a 5-sty store and apartment building, 25x100, through Henry Shapiro & Co.

3D AV.—Lewis H. May Co. sold for Mary L. Fraser to Alexander Kahanowicz 957 3d av, a 3-sty building, 25x90.

4TH AV.—Carstein & Linnekin, (Inc.), sold for the Lawyers' Mortgage Co., 330 and 332 4th av, a 2-sty building, 49.4x100; also 29 and 31 East 24th st, two 3-sty buildings, each 20x49.4, the combined property forming an "L" around the northwest corner of these thoroughfares.

5TH AV.—Foot & Martin resold, through Samuel Kronsky, the 5-sty business building, 30.6x100, at 77 5th av, acquired in October from the Campbell estate. The purchaser intends to reimprove the site.

7TH AV.—Walter M. Wechsler purchased 470 and 472 7th av, two old buildings, plot 40x100.

8TH AV.—A. W. Miller & Co. sold for P. J. Cuskley 920 8th av, a 4-sty building, 23.8x100, to the Libien Press.

8TH AV.—A. W. Miller & Co. sold for Jacob Michaels 944 8th av, a 5-sty flat, 25x100.

8TH AV.—A. W. Miller & Co. sold for Bertha Hofer 896 and 898 8th av, two 4-sty business buildings, 50x137, together with 239 to 243 West 53d st, abutting, 57x100.

9TH AV.—Joseph F. Feist & Co. sold the 5-sty apartment at the southeast corner of 9th av. and 41st st, 24.9x80.

North of 59th Street.

61ST ST.—Brown, Wheelock Co., Inc., sold for the estate of Herman Katterhorn the 4-sty dwelling, 19x100.5, at 156 East 61st st.

61ST ST.—Worthington Whitehouse, Inc., and Brown, Wheelock Co., Inc., resold 164 East 61st st, a 4-sty dwelling, 19x100.5, for A. D. Russell, Jr.

62D ST.—Mary Otis sold 244 East 62d st, a 3-sty dwelling, 16x100.5

63D ST.—Samuel H. Martin sold for Bennet Werner & Nave 119 and 121 West 63d st, two 3-sty dwellings, 33.4x100. Mr. Martin has been appointed agent of the property.

63D ST.—James J. Etchingham sold for the estate of Julia McDevitt 117 West 63d st, a 4-sty dwelling, 18.9x100.5, to Otto Schiller.

64TH ST.—Samuel H. Martin sold for Hooper C. Barrett to the Ritthan Realty and Holding Corporation 133 West 64th st, a 4-sty dwelling, 17.6x100.5.

73D ST.—John J. & Theodore A. Kavanagh and Douglas L. Elliman & Co. sold for William Baylis 168 East 73d st, a 3-sty garage, 25x102.2.

Present-Day Problems of Building Maintenance

require expert advice and guidance. We are able to advise owners and agents of all classes of real estate with regard to State laws, City ordinances, Departmental procedure, and all executive, legislative and judicial regulations affecting real property. We act in an advisory capacity to owners of saloon and brewery buildings and other classes of property, and can demonstrate how such holdings may be profitably converted for other uses. Correspondence is invited from those interested.

CITY AND STATE SUPERVISION CO., Inc.

25 West 42d Street New York

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

TO BROKERS

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

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

BERKSHIRE REALTY CO., Inc.

44 Court St., Brooklyn

Suite 711

Phone: Main 5736

IMMEDIATE POSSESSION

Of 4,000 Square Feet, at

240 EAST 23d STREET

BETWEEN 2D and 3D AVES.

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

BARGAIN PRICE

MANNING-BERNHARD
REALTY & CONSTRUCTION CO.
233 Broadway Phone: Barclay 6487

JAMES E. POE

BUYS—SELLS—EXCHANGES

REAL ESTATE

IN HARLEM AND VICINITY

172 West 135th Street

Tel. Morningside 4116

LONG ISLAND CITY

INDUSTRIAL
PROPERTIES

ROMAN-CALLMAN COMPANY

BRIDGE PLAZA BUILDING

Phone: Astoria 725

LONG ISLAND CITY

82D ST.—David Vogel resold for Marie La Place to the tenant 33 West 82d st, a 4-sty dwelling, 20x100.

84TH ST.—Wald & Goldwasser bought the 5-sty flat, 80x100, at 510 West 184th st.

85TH ST.—Ennis & Sinnott resold to Dr. Daniel Dogherty for occupancy the 4-sty dwelling, 18x100, at 111 West 85th st.

87TH ST.—Mrs. Steinback Von Ryan bought from Harris and Maurice Mandelbaum the 3-sty dwelling, 20x100, at 323 West 87th st, which she has occupied seven years.

87TH ST.—Pease & Elliman sold for Clarissa O. Doremus the 4-sty dwelling, 21x100, at 51 West 87th st.

89TH ST.—Morris Saxe sold for a Mrs. Weller a 5-sty flat at 544 East 89th st.

92D ST.—Slawson & Hobbs sold for John S. Phillips to Daniel B. Freedman 314 West 92d st, a 5-sty dwelling, 20x90x121.

95TH ST.—Charles Goldberg and Freidus & Co. sold for Harris and Maurice Mandelbaum 53 to 63 East 95th st, three 6-sty apartment houses, 125x100.

95TH ST.—William R. Ware sold for James H. Cruikshank to Mary McDermott the 3-sty dwelling at 122 West 95th st, 20x100.8.

96TH ST.—Real Estate Management Co. sold for John Ariosa 3-sty dwelling, 16.8x100.8, at 133 West 96th st to Katie L. Hilbert.

97TH ST.—B. Dirinzio sold 205 East 97th st, a 5-sty flat, 25x100.11.

97TH ST.—Real Estate Management Co. sold for M. Michel 4-sty dwelling 63 West 97th st to Katie A. Hilbert.

97TH ST.—Joseph P. Day sold for the Alker estate, 100x100, vacant, in the north side of West 97th st, 25 feet west of Broadway, to a syndicate headed by Harry Shiff. The buyers recently acquired through Mr. Day's office 100x175, at the southwest corner of Broadway and 98th st from the Anheuser-Busch Brewing Association. It now controls about 27,500 square feet from 97th to 98th st. The Alker estate has owned the 97th st property more than half a century.

99TH ST.—Harry Sugarman sold for L. Heyman 63 East 99th st, a 5-sty flat, 25x100.

102D ST.—J. K. Moors resold for Dora H. Hermes 186 West 102d st, a 5-sty dwelling, 20.9x50.11, to Charles M. Siegel, who will alter into small apartments.

104TH ST.—George A. Hampton & Son sold for Charles Newman to A. Greenberg 145 West 104th st, a 5-sty apartment, 25x100.

105TH ST.—Jacob Oppenheimer sold the flat at 113 East 105th st, 25x100.

106TH ST.—Leon S. Altmayer sold for Joseph de Jong the 4-sty flat 117 East 106th st, 25x100.

106TH ST.—Leon S. Altmayer sold for a Dr. Steinfuhrer 115 East 106th st, a 4-sty flat, 25x102.

112TH ST.—Charles Galewski resold to Dr. George C. McBride the 5-sty house, 32x100, at 259 West 112th st, through George A. Bauman.

118TH ST.—Michl Mielo sold to a Mr. Pasela the 3-sty dwelling, 16.8x100.11, at 407 East 118th st.

119TH ST.—H. Sklamberg sold to A. Kinsler the two 3-sty buildings, 34x100, at 82 and 84 West 119th st.

119TH ST.—J. L. Van Sant resold to Joseph Slavough 105 West 119th st, a 4-sty house, 16.8x100.

121ST ST.—George W. Brettell sold for the Missionary Society of the Episcopal Church, New York Diocese, to H. Arlonsky, 225 East 121st st, 4-sty front and rear flats, 25x100.

121ST ST.—The 3-sty dwelling, 16.8x100.11, at 60 East 121st st has been sold by the New York Life Insurance and Trust Co.

122D ST.—Albert Oliver sold to Joseph G. Abramson 508 West 122d st, a 6-sty apartment, 50x95, through Nehring Bros.

123D ST.—Porter & Co. sold for F. H. Faye Tucker the 4-sty dwelling 162 West 122d st.

124TH ST.—Charles Wynne and Louis H. Low bought from Dr. William Carr the 7-sty apartment at the northeast corner of 124th st and Madison av through George Rosenfeld Co.

125TH ST.—S. H. Raphael Co., Inc., sold for Herman Sasse 79 East 125th st, a 5-sty apartment, 28x100.

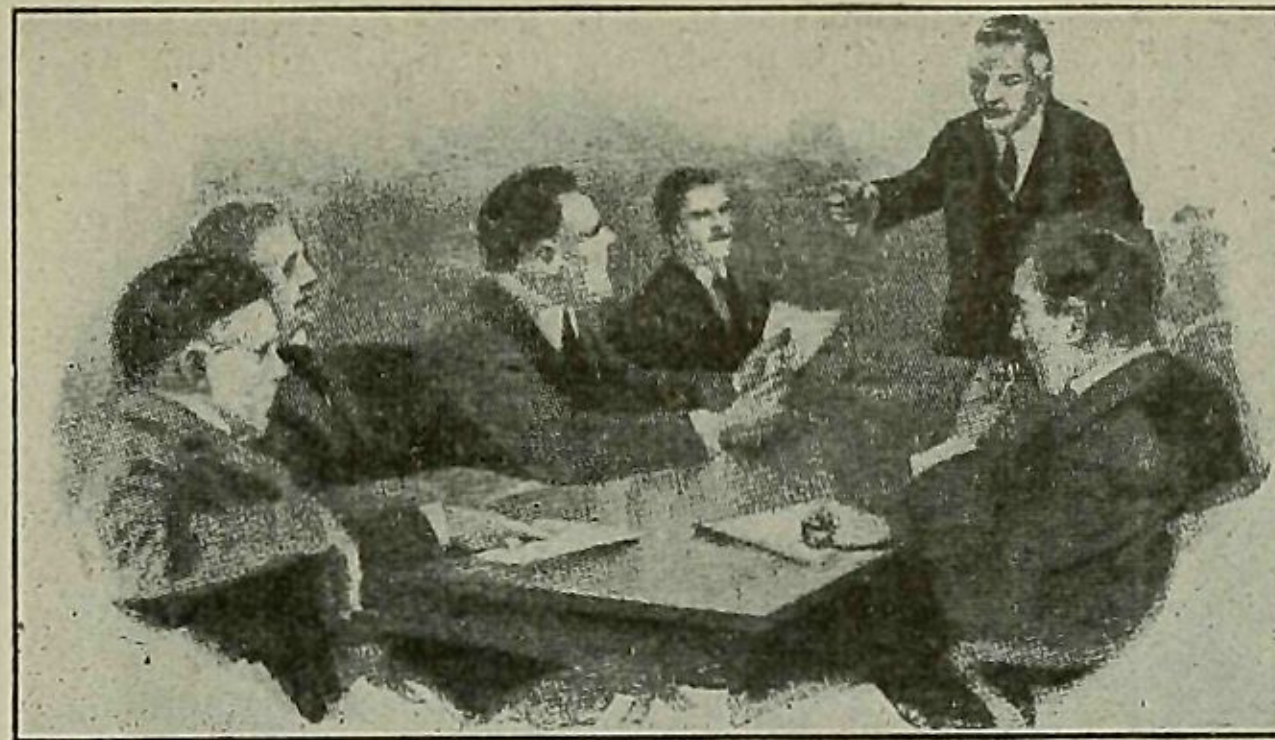
134TH ST.—Horace S. Ely & Co. sold for the American Baptist Home Mission Society 185 West 134th st, a 5-sty tenement, 25x100, through Samuel Cowen.

187TH ST, ETC.—Norman Denzer sold for the Crossways Holding Corporation the 5-sty apartment at 618 West 187th st, southeast corner of Wadsworth av; also for the Mina Realty Co. the 5-sty apartment at 335 Edgecombe av, 80x100.

215TH ST.—White Construction Co. sold 416 and 418 West 215th st, a 5-sty apartment, 75x100.

AMSTERDAM AV.—L. J. Phillips & Co. sold for Charles G. Marshall and Daniel E. Moran Burns Court, at 2125-2127 Amsterdam av, a 6-sty apartment, 52.3x100.

AUDUBON AV.—Nehring Company, Jules Nehring, president, sold for Mrs. Blanche B.



How is your office equipped?

THE EXCELLENCE and adaptability of the Cobb-Macey-Dohme office equipment has made it the standard for all business.

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

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

COBB-MACEY-DOHME, Inc.

412 BROADWAY

NEW YORK CITY

Real Estate CAN BE MADE TO PAY Dividends

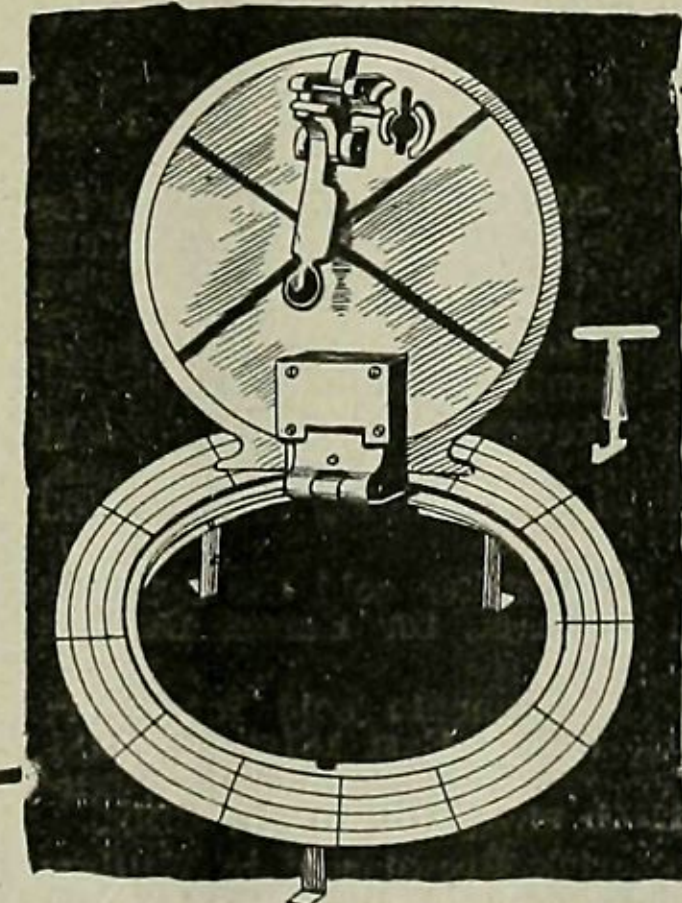
Those old buildings that have been operated at a loss for years can be made to return a profit on the money invested.

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

WE ARE EXPERTS IN CONSTRUCTION OF THIS CHARACTER

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

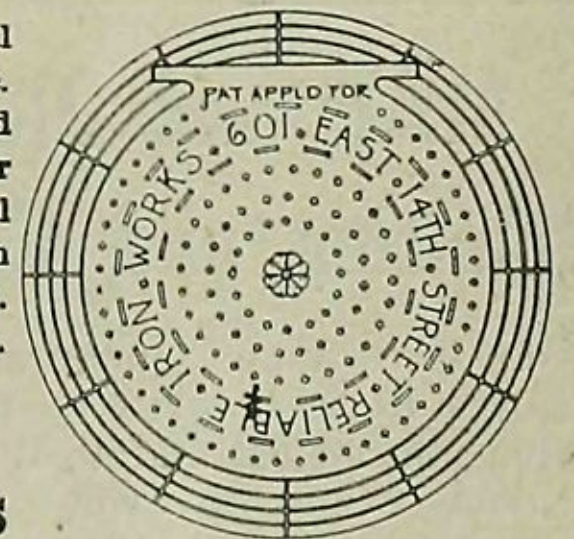
The Safe Coal Hole Cover



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

Call Stuyvesant 1011 for particulars.

Reliable Iron Works 601 E. 14th St. New York



Pat. Aug. 5, 1919

JACOB GESCHEIDT, Architect

ALFRED O. CHRISTIANSEN, Master Builder

JACOB GESCHEIDT & CO.
ARCHITECTS AND BUILDERS

WE PLAN—BUILD—ALTER

Buildings which we have Planned and Altered pay Real Dividends

Tel. Murray Hill 8752

Office and Yards, 142 East 43rd St.

The Queensboro Corporation

LOTS
PLOTS
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES
FACTORY
SITES

Developers of

Queens Borough Real Estate

Block Front

ON
BROADWAY

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

ALEXANDER SELKIN

882 PROSPECT AVENUE

ALBERT E. KELLY

Successor to
Frederick A. Booth

Real Estate and Insurance

SPECIALIST IN THE MANAGEMENT
OF PROPERTIES

41 UNION SQUARE
NEW YORK

Tel. Stuyvesant 1125

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

CLARENCE B. SMITH

Real Estate Agent

Appraiser for

State of New York City of New York
Long Island Railroad

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

MAP and PRINT Mounting and Coloring

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

EDWARD F. EBERLE

88 PARK PLACE NEW YORK

Telephone: Barclay 9955



Reg. U. S. Pat. Off.

CONNECTICUT

TELEPHONES, ANNUNCIATORS
and Electrical Specialties

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

SPIELMAN

ELECTRIC COMPANY

1931 Broadway New York City
Telephone: Columbus 4147

Newkirk to the M. & B. Realty Company, Louis Mondschein, president, 261 to 267 Audubon av, two 5-sty apartment, 50x86 each, northeast corner 178th st.

AUDUBON AV.—A. H. Levy sold for the Wiens Realty Co., Jacob Wiegand, president, to the Manport Realty Co. the two 5-sty apartments at the southeast corner of Audubon av. and 174th st, 95x100; also 504 West 172d st, a 5-sty flat, 40.8x100.

BRADHURST, AV.—Ennis & Sinnott purchased through L. J. Phillips & Co. from Frank W. Blauvelt 4 Bradhurst av, a 5-sty apartment, 27x61; also from the same party 114 Bradhurst av, a 5-sty flat, 25x75.

BROADWAY.—Irving Judis, who recently bought the Trinity Studios, 5-sty apartments, at the southeast corner of Broadway and 153d st, resold the property to Michael Kaufman through Leitner, Brenner & Starr.

BROADWAY.—Isidor Zimmer and Samuel Resnick resold the 6-sty apartment at southwest corner of Broadway and 162d st, 100x100, to Irving Schwartz, through S. Levy.

LENOX AV.—Bernard Greff sold the 5-sty flat, 25x100, at 446 Lenox av.

Bronx.

CHARLOTTE ST.—M. Friedman & Less sold to Max Bolli and another the 5-sty flat, 50x100, at 1560 Charlotte st.

ELSMERE PL.—Meister Builders, Inc., resold two 4-sty flats, 100x100, at 792 Elsmere pl.

ELSMERE PL.—Meister Builders, Inc., purchased from the Elsmere Place Realty Co., two 4-sty flats, 100x100, at 792 to 796 Elsmere pl.

GILBERT PL.—William S. Baker sold for M. Cohen to the York Building Co., Harry W. Perelman, president, dwelling, 25x100, at 1221 Gilbert pl.

HOME ST.—Madeline Coumeight sold to Charles F. Deshler through Williamson & Bryan the 5-sty apartment, 34x115, at 794 Home st.

SIMPSON ST.—Constantine Wagner sold to Isidor Schweidel a 6-sty apartment, 100x110, at the northeast corner of Simpson and 163d sts.

SIMPSON ST.—Louis Mondschein bought through I. Cohen, 956 to 968 Simpson st, four 5-sty flats, 40x107 each; also 975 Home st, a 5-sty flat.

JENNINGS ST.—L. P. Dowdney sold for Dr. A. G. Gersten, the 3-sty frame dwelling with store at the southeast corner of Jennings st and Prospect av.

137TH ST.—E. Harris sold through Williamson & Bryan the 5-sty flat, 37.6x100, at 636 East 137th st.

144TH ST., ETC.—Desider Schoen and Abraham Weiss sold for the Denwood Realty Co. the five 3-fam houses, 465 to 473 East 144th st; for Michael Kaufman northwest corner of Jerome av and 192d st, a 5-sty apartment, 97x100; for Dr. I. Epstein 977 East 163d st, a 5-sty apartment, 62x78; southwest corner of Trinity av and 166th st, 35x100, and with George Costar 320 East 141st st, a 5-sty apartment, for Henry Muller.

148TH ST.—Fisher Realty Co. and Edward A. Polak, Inc., sold for A. Kredy 230 East 148th st, a 3-sty dwelling.

171ST ST., ETC.—Edward Polak, Inc., sold for a Mrs. Brietz the 3-family house at 547 East 171st st; also for Henry Davis to Newman Brothers 2074 Daly av, a 4-sty flat, and for James McMahon to Sadie Stickler 1934 Prospect av, a 2-sty 2-family dwelling, 50x100.

172D ST.—T. Krakower & A. Offenberg sold for the Kamon Realty Co. to Frank Feldman, 868 to 872 East 172d st, two 5-sty flats, 40x100 each.

177TH ST.—B. H. Welsker sold the 2-family dwelling, 61 East 177th st, for Earnst Hall as attorney.

181ST ST.—A. L. Frumento sold for G. P. Ryan a 3-sty house at 671 East 181st st, 21x81, to Mary Levy, and for Charles Faruelo dwelling at 709 East 176th st, 30x75, to Mr. Billy.

190TH ST.—Frederick Brown sold to William M. Moore ten and one-half lots, 197x148x100, comprising the block front in the south side of West 190th st, between University and Aqueduct avs; also to the same buyer, 102x90x100x116, at the northwest corner of Grand Concourse and 198th st.

246TH ST.—Dr. Cyrus Townsend Brady has purchased a large plot of ground at the corner of West 246th st and Livingston av, Fieldston, from the Delafeld estate. George Howe was the broker. Dr. Brady has commissioned Aymar Embury to design and build for him on this plot the house which Mr. Embury illustrated in a recent issue of the Country Life in America, under the title of "My Dream House."

ANTHONY AV.—S. G. Katzen Realty Co. bought from the Bowery Savings Bank 1804 to 1808 Anthony av, three 3-sty dwellings, 95x142x irregular.

BATHGATE AV.—Harry Cahn resold a 5-sty apartment, 55x94, at 228 Bathgate av, to Foody Brothers, through F. William Sohns.

BEEKMAN AV.—A. Blumenthal sold through Benjamin Antin the 5-sty apartment, 25x100, at the southwest corner of Beekman av and Oak Terrace.

BENJAMIN WINTER

IN THE MARKET FOR
WELL-LOCATED INCOME-
PRODUCING PROPERTIES

BROKERS

INVITED TO SUBMIT PROPOSITIONS
QUICK DECISION GIVEN

Lansing Building

2299 BROADWAY

At 82nd Street

Suite 6

Phone: Schuyler 2897

WHEN YOU RE-DECORATE

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

**THE BURNS
WALL PAPER CO.**

9 FLATBUSH AVE., BROOKLYN, N. Y.

Philip A. Payton, Jr., Company

REAL ESTATE AGENTS
AND BROKERS

New York's Pioneer Negro
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues
Telephone: Audubon 945

IF YOUR PROPERTY IS
IN THE MARKET

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

Spear & Lee
REAL ESTATE

840 BROADWAY

NEW YORK

Chas. K. Brumley

L. W. Brumley

Jas. L. Brumley Co.

EXPERT

Real Estate Appraisers
Brokers and Auctioneers

189 MONTAGUE ST.

Telephone

BROOKLYN, N. Y.

Members Brooklyn Board of R. E. Brokers
Brooklyn Real Estate

GEORGE H. GRAY

Howard C. Pyle & Co.

Mortgage Loans Expert Appraising
201 Montague Street BROOKLYN

RECENT LEASES.

\$1,000,000 John Street Lease.

Charles F. Noyes Company leased to the Broadway-John Street Corporation, Elias A. Cohen, president, for forty-two years at an aggregate rental of about \$1,000,000, 36-38-40 John street, 4-story loft buildings with a 60-foot frontage on plot 3,500 square feet. The property adjoins the 13-story Sheldon Building at the corner of John and Nassau streets, and is immediately opposite the large plot controlled by the United Cigar Stores. Close to the insurance district and in the heart of the diamond and jewelry neighborhood, the parcel is considered one of the choicest leaseholds secured by Mr. Cohen. Extensive improvements will be made and the property offered for rental May 1st next. Mr. Cohen's company now controls by ownership or lease in this immediate vicinity, the corner of Broadway and John street, the corner of Broadway and Fulton street, the "Evening Globe" property at Broadway and Dey street, and the corner of Maiden Lane and Nassau street.

Forty-two-Year Corner Lease.

A. W. Miller & Co. leased for Commodore Wilson Marshall for a period of forty-two years the southeast corner of 55th street and 8th avenue, a five-story apartment house with stores, on a plot 66.10x100. The lessees will make extensive alterations. The gross rental to be paid under this lease totals more than \$1,000,000.

Broadway Corner Lease.

The northwest corner of 97th street and Broadway has been leased by the Stillgebauer estate for a term of twenty-one years to the C. & L. Lunch Co., being the firm of Chinitz & Levin, of the City of New York. For a long time this corner was a landmark and has for many years been known as the Budweiser Gardens. The lessees have prepared plans for the improvement of the property. Millard Veit was the broker in the transaction.

\$1,250,000 William Street Lease.

Charles F. Noyes Company leased for the members of the Zabriskie family to the Broadway-John Street Corporation, Elias A. Cohen, president, for forty-two years at an aggregate rental of about \$1,250,000, 140 William street, southeast corner of John street, a plot of 3,000 square feet, improved with a 5-story mercantile building. Mr. Cohen also recently purchased 138

William street, the adjoining property, and has also just secured a 21-year lease of 136 William street. The three parcels give him a plottage of 8,000 square feet at this point with frontages of 80 feet on William street and 100 on John street. Mr. Cohen has been active in this block, having previously purchased the Lehn & Fink buildings at 120 William street and 79 John street which he resold to Dwight & Hillis; 118 William street which he resold to the Charles F. Noyes Company, the brokers in this transaction, for their new business home; and is now erecting an office building at 120-122 William street.

\$250,000 Forty-second Street Rental.

J. Arthur Fischer leased the five-story building at 259 West 42d street to M. Gold for a term of years at an aggregate rental of about \$250,000.

Chemical Firm to Move Uptown.

Spear & Company leased to the Roessler & Hasslacher Chemical Co. the 7th and 8th floors, containing 25,000 square feet, in the Buckley-Newhall Building at 41st street and 6th avenue. These new quarters will be used for the executive and sales offices. The principal factories of this concern are located in Niagara Falls,

N. Y.; Perth Amboy, N. J., and near Wheeling, W. Va. For more than 20 years the Roessler & Hasslacher Company have been located at 100 William street, but inability to find adequate space for expansion in the downtown district, forced them to take space further north. The lease is for a long term of years, and is for an aggregate rental of \$500,000.

Memorial Tablet Unveiled.

A memorial tablet to those employes of the Title Guarantee & Trust Co. who served in the great war was unveiled on Monday afternoon in the board room of the company, 170 Broadway. The tablet has been prepared in duplicate and one copy will be erected in the main lobby in the company's office at 170 Broadway and another at the Brooklyn office, at 175 Remsen street.

The tablet contains 162 names of men who served, including five who were killed. It is of bronze, surmounted by an American eagle with outstretched wings, grasping in its claws wreaths of laurel, to which is attached the motto "Pro patria mori dulci est." The unveiling was accompanied by addresses by the president, Clarence H. Kelsey, and the secretary, J. Wray Cleveland, under whose supervision the memorial has been prepared. The tablet itself is the work of John Williams, Inc.

High Grade

securities do not usually yield over 5%. If you get more because you bought below par, remember you may have to sell still lower. Our Guaranteed Mortgages, always worth par, yield 5%.

Lawyers Title and Trust Company

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

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

INTER-CITY FUEL CO., Inc.

ANTHRACITE **COAL** BITUMINOUS

DOMESTIC AND STEAM SIZES

SPECIALTY STEAM SIZES

QUALITY—SERVICE—COURTESY

STORAGE YARDS AND DOCKS

67th ST., EAST RIVER, MANHATTAN

29TH TO 30TH STREET, EAST RIVER, MANHATTAN

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

INDEPENDENT OF ANY OTHER COMPANY

MAIN OFFICE

NO. 15 PARK ROW

NEW YORK CITY

BROKERS LOUIS GOLD

44 Court St., Brooklyn, N. Y.

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

OR

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

FACTORY BUILDINGS

of

REINFORCED CONCRETE

and

MILL CONSTRUCTION

Anywhere in

GREATER NEW YORK

Phone Main 7050 for Appointment

FREDERICK BROWN

Real Estate Operator

217 BROADWAY

Telephone Barclay 4932

A. G. THOMPSON CO.

REAL ESTATE BROKERS and AGENTS

Expert, Economical, Management of
Colored Tenement Property

Specialists in Harlem and
Colored Tenement

2257 Seventh Avenue, at 133rd Street

New York City

Phone: Morningside 1610

Moses & Moses

HARLEM AND COLORED TENEMENT PROPERTIES

ALSO

CITY AND SUBURBAN
REAL ESTATE

469 Lenox Avenue

Telephone Morn. 3191

REAL ESTATE NOTES.

JAMES E. ETCHINGHAM has been appointed agent of 113 Amsterdam av and 174 West 65th st.

HENRY SHAPIRO & CO. have been appointed agents of the buildings at 107 West 42d st, running through to 104 West 43d st.

CAMMANN, VOORHEES & FLOYD, agents for 136 Central Park West state that no contracts have been signed for the sale of this corner, although negotiations are under way.

J. C. BAUER, Edgar D. Milbank and Jennie C. Molloy announce that they have succeeded the firm of George Rosenfeld, (Inc), formerly conducted by them with their associate, the late George Rosenfeld. The new firm name is Bauer, Milbank & Molloy.

SAMUEL J. TANKOOS has been appointed agent of the 5-sty building at 77 Cortlandt st, southwest corner of Washington st. Extensive alterations are contemplated and negotiations are pending to lease the entire property to a large export concern which will occupy the premises as their main executive offices.

CHARLES F. NOYES CO., in connection with Lawrence, Blake & Jewell, have secured a \$375,000 mortgage on the seven buildings 546-556 Broadway, recently sold by the Charles F. Noyes Co. The mortgage has been arranged so that portions of the property may be released in case of resale. The Noyes Co. has been appointed managing agent for the buildings. The Charles F. Noyes Co. also secured for the Elm-Duane Street Corporation a \$33,000 mortgage covering 44-46 Duane st.

WILLIAM ROCKEFELLER sold through Wm. A. White & Sons a portion of his holdings on the Hudson River at Scarborough, N. Y., to Mrs. John Farr. The property is known as the Kingsland place, and lies in the west side of Broadway. It consists of about nine acres with a large Colonial house and other buildings. Adjoining is William Rockefeller's property to the south and almost opposite is the Sleepy Hollow Country Club. To the north are the large estates of Miss Katherine Moore and Frank A. Vanderlip.

CHARLES PARTRIDGE will open an office at 773 Flatbush av, near Lenox rd, Brooklyn, shortly after January 1, 1920. Mr. Partridge, who has been established in the Bedford section of Brooklyn for over twenty years, will use part of his present force as a nucleus for the organization in the new office, both offices being conducted under his personal supervision. During the past season a number of dwellings have been sold through the Franklin av office, which are located in Flatbush, and the increasing volume in that section necessitates the establishment of this new branch of the business.

Prize Flats Sold.

Douglas L. Eliman & Co. have sold to J. C. and M. G. Mayer and Millard Schroeder, formerly with Bing & Bing, the 12-story apartment house at 405 Park avenue, northeast corner of Fifty-fourth street. The structure is one of the finest multi-family properties on Park avenue. It was built in 1912 and was awarded a prize for having the second most beautiful exterior of any apartment built that year. It covers a plot fronting 100 ft. on the avenue and 90 ft. on 54th street and was erected for a group of wealthy New Yorkers and residents of Worcester, Mass., many of whom took apartments in the building for their own occupancy. It has two suites on a floor, each consisting of ten rooms and three baths. Its annual rent roll is \$123,000.

Dividend for Employees.

At the meeting of the directors of the New York Title and Mortgage Company it was voted to give the employees of the institution in addition to the usual profit sharing dividend, another dividend for an equivalent amount, making double the quarterly distribution. This is the second double profit sharing dividend that has been received by the employees since last October. The action has been taken partly in consideration of the increased cost of living and partly in recognition of the extra and efficient work that has been done by the employees in handling the largely increased volume of business done during the year.

Neil Stalker at Palm Beach.

Neil Stalker, president of the Stalker Realty Co. of Brooklyn, left on Monday for Palm Beach, Fla., where he will remain until the middle of March. Martin Isenberg, secretary of the company, is arranging matters so that he can leave for the same place at some date in the early part of next month, where he will meet his associate and both will enjoy well earned vacations. Other associates will take care of the business during their absence. The Stalker Realty Co., which maintains offices at 2045 Bath avenue and 8510 Bay Parkway, has been prominently identified with the real estate activity in the Bath Beach, Bensonhurst and neighboring sections of Brooklyn. The company has sold since last March more than \$500,000 worth of real estate.

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK.

149 Broadway, New York City,
December 18, 1919.

55TH CONSECUTIVE SEMI-ANNUAL DIVIDEND and 11TH EXTRA DIVIDEND. By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT., and an Extra Dividend of TWO PER CENT., is payable on January 2, 1920, to stockholders of record at the close of business, 3 P. M., December 22, 1919.

ARTHUR J. MORRIS, Secretary.

WANTS AND OFFERS.

WANTED—That small repair job by ALLEN CATHCART, Mason and Plasterer, 576 Monroe St., Brooklyn. Telephone Decatur 6211.

YOUNG MAN, 23, 5 years' real estate experience; entire management of houses; familiar with leasing and sales, wishes to locate with reputable firm or estate. Box 623, Record and Guide.

WHAT am I offered for two \$100 American Real Estate Company 6 per cent. gold bonds. Address J. L., care Record and Guide.

Brooklyn Brokers

WE MAKE A SALE A DAY

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

BULKLEY & HORTON CO.

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

FOR BROOKLYN
REAL ESTATE

SEE

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

JAMES F. KERNS CO.

BAY RIDGE REALTY SPECIALIST

7109 THIRD AVENUE

BROOKLYN

Phone: 202 Bay Ridge

A. J. LONG REALTY CO.

REAL ESTATE and INSURANCE

Expert Appraisers, Mortgage Loans

An Authority on Flatbush Property

743 Flatbush Ave, corner Clarkson St.

Phone: Flatbush 5352

BROOKLYN

JOHN REIS COMPANY

REAL ESTATE BROKERS AND
APPRAISERS—LOANS AND INSURANCE

805 FLATBUSH AVE.

Phone: Flatbush 1400-1401

BROOKLYN

FRANK A. SEAVER & CO.

BAY RIDGE REAL ESTATE

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

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

Phone: 1474-5 Bay Ridge

WESTWOOD REALTY CO.

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

Headquarters Flatbush Realty

Apartment Houses Successfully Managed

685 FLATBUSH AVENUE

Telephone: Flatbush 4030

Behold the City of New York—an Empire!

*Journey Through the World's Greatest Metropolis from
the Beginning of Its Existence by Getting a Copy of*

THE FIFTEENTH ANNUAL

Real Estate Review

OF

The New York Evening Post

Out To-day

Whether you are tenant or taxpayer, developer or salesman, broker or operator, architect or builder, mortgagee or lawyer, business man or manufacturer, banker or just plain citizen

**The Fifteenth Annual Real Estate Review
Will Interest You**

A PICTORIAL TREASURY OF NEW YORK HISTORY

AN ELDORADO OF INFORMATION FOR EVERY INHABITANT
OF THE METROPOLITAN DISTRICT

Get Your Copy To-Day

Brokers, Attention!

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

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

It will pay you to get in touch with us.

Realty Associates

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

ESTABLISHED 1864

BROOKLYN ESTATE MANAGERS

Members Brooklyn Board of Real Estate Brokers

NOAH CLARK, Inc.

R. E. PATTERSON, President

REAL ESTATE

Water Fronts, Factory Sites
Appraisals

837 Manhattan Avenue
Brooklyn, N. Y.

J. CLARENCE DAVIES

BRONX BOROUGH
REAL ESTATE

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

Established 1889

Member Brooklyn Board
of Real Estate Brokers

BROOKLYN REAL ESTATE

MANAGEMENT OF PROPERTY

S. WELSCH SONS

201 MONTAGUE STREET

Brooklyn

Tel. Main 3738-9

Firm Established 1853

DAVENPORT REAL ESTATE CO.

INCORPORATED

MAIN OFFICE:

Fulton and So. Oxford Streets

Phone: Prospect 2978

BRANCH OFFICE:

831 Flatbush Avenue
Corner Linden Avenue

Phone: Flatbush 207

BROOKLYN, NEW YORK

REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

	1919 Dec. 17 to 22	1918 Dec. 20 to 26
Total No.	282	81
Assessed Value	\$16,193,300	\$4,038,700
No. with consideration	33	23
Consideration	\$5,516,050	\$677,600
Assessed Value	\$5,778,300	\$778,200
Jan. 1 to Dec. 22 Jan. 1 to Dec. 26		
Total No.	10,408	5,833
Assessed Value	\$670,648,400	\$337,776,680
No. with consideration	1,688	896
Consideration	\$62,262,837	\$35,757,190
Assessed Value	\$61,064,850	\$39,566,100

Mortgages.

	1919 Dec. 17 to 22	1918 Dec. 20 to 26
Total No.	152	32
Amount	\$3,799,410	\$352,200
To Banks & Ins. Cos.	6	8
Amount	\$207,000	\$105,500
No. at 6%	70	12
Amount	\$1,177,610	\$121,900
No. at 5 1/2%	35	8
Amount	\$1,124,700	\$119,500
No. at 5%	26	5
Amount	\$899,100	\$32,500
No. at 4 1/2%	.....	.....
Amount	.....	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	1	1
Amount	\$250,000	\$800
Interest not given	20	6
Amount	\$348,000	\$77,500
Jan. 1 to Dec. 22 Jan. 1 to Dec. 26		
Total No.	6,026	2,347
Amount	\$171,567,157	\$51,504,079
To Banks & Ins. Cos.	971	390
Amount	\$56,586,200	\$23,495,780

Mortgage Extensions.

	1919 Dec. 17 to 22	1918 Dec. 20 to 26
Total No.	35	8
Amount	\$1,397,800	\$294,750
To Banks & Ins. Cos.	13	3
Amount	\$852,500	\$227,500
Jan. 1 to Dec. 16 Jan. 1 to Dec. 26		
Total No.	1,343	1,156
Amount	\$93,207,463	\$74,097,322
To Banks & Ins. Cos.	736	515
Amount	\$73,966,443	\$47,326,557

Building Permits.

	1919 Dec. 17 to 22	1918 Dec. 21 to 27
New Buildings	7	2
Cost	\$1,195,200	\$10,500
Alterations	\$5,852,925	\$22,500
Jan. 1 to Dec. 22 Jan. 1 to Dec. 27		
New Buildings	367	174
Cost	\$64,814,611	\$8,512,200
Alterations	\$33,372,795	\$9,157,539

BRONX. Conveyances.

	1919 Dec. 17 to 22	1918 Dec. 20 to 26
Total No.	183	57
No. with consideration	18	3
Consideration	\$253,370	\$7,625
Jan. 1 to Dec. 22 Jan. 1 to Dec. 20		
Total No.	9,962	4,367
No. with consideration	808	490
Consideration	\$9,017,829	\$4,840,184

Mortgages.

	1919 Dec. 17 to 22	1918 Dec. 20 to 26
Total No.	125	23
Amount	\$1,643,803	\$127,463
To Bank & Ins. Cos.	12	1
Amount	\$629,440	\$25,000
No. at 6%	75	9
Amount	\$859,945	\$52,000
No. at 5 1/2%	32	8
Amount	\$181,565	\$53,338
No. at 5%	7	3
Amount	\$32,193	\$12,100
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual Rates	2	.....
Amount	\$503,600	.....
Interest not given	9	3
Amount	\$66,500	\$10,025
Jan. 1 to Dec. 22 Jan. 1 to Dec. 26		
Total No.	6,060	1,704
Amount	\$40,143,850	\$12,651,644
To Banks & Ins. Cos.	252	103
Amount	\$3,693,132	\$1,547,042

Mortgage Extensions.

	1919 Dec. 17 to 22	1918 Dec. 20 to 26
Total No.	13	8
Amount	\$233,200	\$122,500
To Banks & Ins. Cos.	6	1
Amount	\$137,200	\$8,000
Jan. 1 to Dec. 22 Jan. 1 to Dec. 26		
Total No.	795	353
Amount	\$13,124,852	\$6,408,307
To Banks & Ins. Cos.	230	83
Amount	\$6,843,800	\$2,151,200

Building Permits.

	1919 Dec. 17 to 22	1918 Dec. 20 to 26
New Buildings	10	2
Cost	\$563,500	\$31,000
Alterations	\$31,100	\$5,400
Jan. 1 to Dec. 22 Jan. 1 to Dec. 26		
New Building	948	187
Cost	\$20,337,465	\$4,057,900
Alterations	\$1,885,871	\$879,818

BROOKLYN. Conveyances.

	1919 Dec. 16 to 22	1918 Dec. 19 to 24
Total No.	222	304
No. with consideration	13	31
Consideration	\$131,400	\$214,725
Jan. 1 to Dec. 22 Jan. 1 to Dec. 24		
Total No.	55,127	23,177
No. with consideration	2,906	1,580
Consideration	\$31,148,782	\$13,134,119

Mortgages.

	1919 Dec. 16 to 22	1918 Dec. 19 to 24
Total No.	1,189	193
Amount	\$5,289,136	\$594,757
To Banks & Ins. Cos.	14	23
Amount	\$1,112,750	\$84,950
No. at 6%	986	137
Amount	\$4,309,761	\$369,685
No. at 5 1/2%	152	28
Amount	\$808,400	\$112,672
No. at 5%	22	11
Amount	\$116,575	\$56,500
Unusual rates	.....	1
Amount	.....	\$2,000
Interest not given	29	16
Amount	\$54,400	\$53,900
Jan. 1 to Dec. 22 Jan. 1 to Dec. 24		
Total No.	43,095	13,508
Amount	\$160,289,904	\$44,563,464
To Banks & Ins. Cos.	3,597	1,272
Amount	\$24,089,378	\$7,218,672

Building Permits.

	1919 Dec. 16 to 22	1918 Dec. 20 to 26
New Buildings	123	21
Cost	\$1,991,450	\$631,500
Alterations	\$116,590	\$43,850
Jan. 1 to Dec. 22 Jan. 1 to Dec. 26		
New Buildings	9,264	2,866
Cost	\$82,045,769	\$17,517,121
Alterations	\$9,334,356	\$3,954,878

QUEENS. Building Permits.

	1919 Dec. 16 to 22	1918 Dec. 20 to 26
New Buildings	48	19
Cost	\$221,557	\$41,300
Alterations	\$70,702	\$9,200
Jan. 1 to Dec. 22 Jan. 1 to Dec. 26		
New Buildings	8,317	2,125
Cost	\$43,288,948	\$7,201,064
Alterations	\$3,230,043	\$1,473,092

RICHMOND. Building Permits.

	1919 Dec. 16 to 22	1918 Dec. 20 to 26
New Buildings	42	11
Cost	74,153	\$7,275
Alterations	12,250	\$5,875
Jan. 1 to Dec. 9 Jan. 1 to Dec. 26		
New Buildings	1,872	719
Cost	\$3,961,768	\$1,838,202
Alterations	\$302,608	\$446,776

BUILDING SECTION

Clothing Manufacturers Will Build Social Center

Seven-Story Structure for Joint Board of the Amalgamated Association to Occupy East Side Corner

WORKING plans are being rapidly developed for a seven-story social center that will soon be started at the southeast corner of Second avenue and East Eleventh street. The building will be known as the Amalgamated Centre and will become the headquarters of the New York Joint Board, Amalgamated Clothing Manufacturers of America, now located at 621 Broadway. This structure will cost approximately \$500,000 for construction alone and with the land will represent an investment of \$750,000.

The plans are being prepared by G. A. and H. Boehm, architects, 7 West Forty-second street, and the construction

been designed in a simple and dignified manner that will make this structure absolutely unique as far as buildings of this character are concerned. In both plan and equipment this operation will be unlike anything heretofore attempted in the construction of a headquarters by a labor union.

In the sub-basement will be located the boiler room, pumps and other mechanical equipment and storage facilities for records, etc. The building will be heated by steam which will be generated by fuel oil. The architects are making a study of the question of utilizing fuel oil as permitted by the recent adoption of rules and regulations regarding the storage and use of this fuel within the city by the Board of Standards and Appeals, and if possible have decided to eliminate coal in favor of the newer fuel. The architects are of the opinion that this project will be the first in this city to install oil fuel burning equipment for heating purposes.

On the first floor will be a general lobby, and in addition to spacious entrance corridor and lounge there will be a number of small local offices. In the basement provision has been made for general recreational features, locker rooms, toilets and lavatories, etc.

On the Second avenue side of the second floor a large space has been set apart for the use of the Local Finance and Dues Department of the association. This space will be fully equipped as a modern office, with up-to-date fireproof desks, filing cabinets, etc. The rear half of the second floor will be finished as a meeting and council room for the members of the Joint Board. This room will be handsomely furnished.

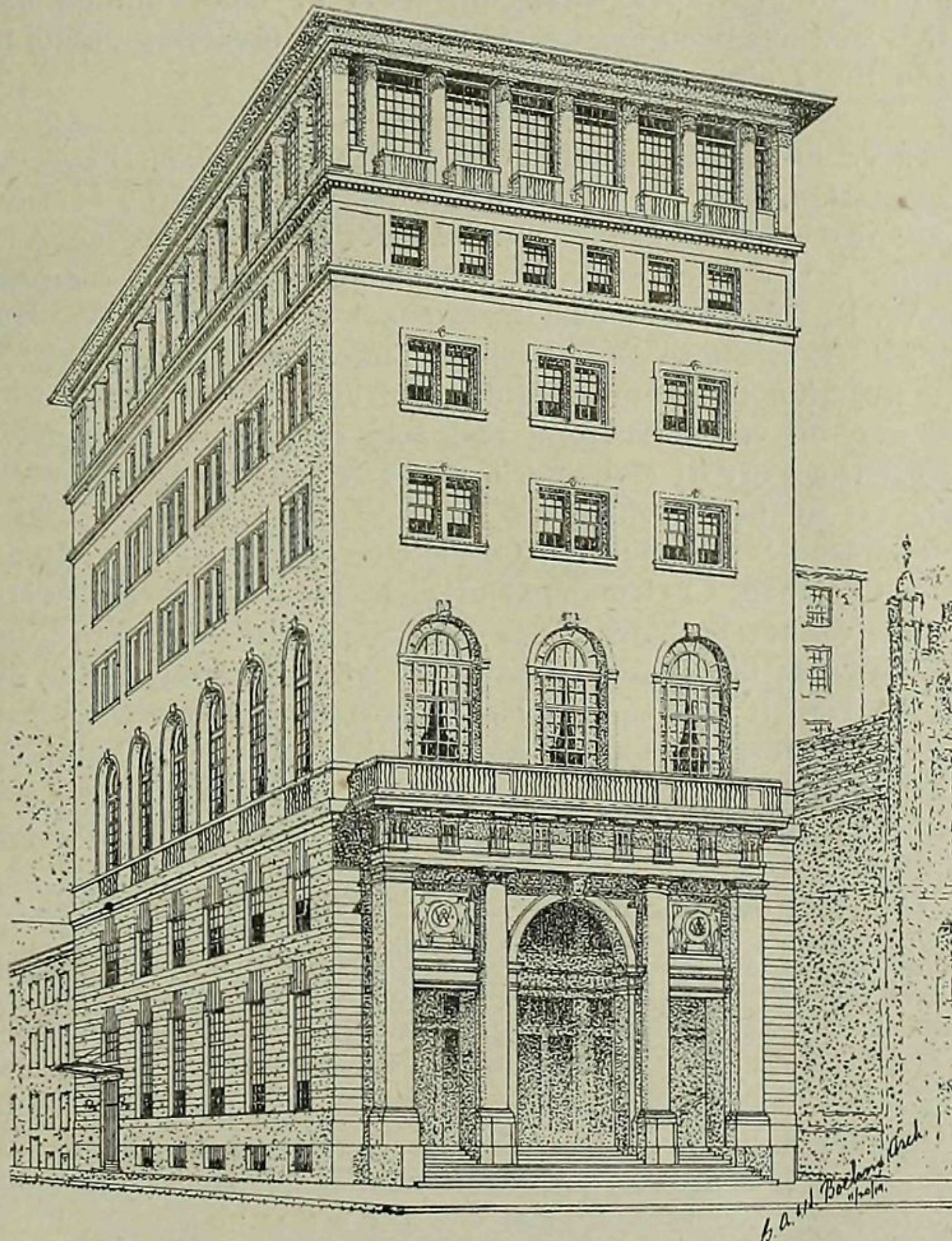
The entire third floor of the main building has been planned for use as an assembly room which, with its gallery, will have a seating capacity of approximately 1,500. This hall will be used for open meetings of the organization.

Both the fourth and fifth floors have been set apart for use as offices, which will be sub-divided by rolling partitions, thus making it possible to increase the size of any room if desired or to throw the entire floor open into a single large room. On the sixth floor the main building space has been devoted to a large general meeting room for the Joint Board, with the remaining space planned as private offices for executives and minor officers.

The seventh floor has been planned as a roof garden that will be used either as a meeting place or for general recreational purposes. This roof garden will be fully enclosed with glass and treated in an artistic manner that will make it one of the show features of the building. As this structure will have a height of 135 feet from curb to roof, this feature will be well above the surrounding buildings and will afford a view over a large part of the city.

The seven-story wing will be used entirely by the educational department of the Joint Board, Amalgamated Clothing Manufacturers of America, and will also include a library and reading room.

The facades on both Second avenue and in Eleventh street will be built of Indiana limestone upon a granite base, with the walls of the remainder of the building of face brick. There will be three electric elevators installed and the plumbing and other mechanical features will be of exceptionally high character. It is planned to commence building operations just as soon as the plans are completed.



G. A. and H. Boehm, Architects.

PROPOSED AMALGAMATED CENTRE.

will proceed under the direct supervision of the architects, who will not award a general contract for this project, but will place separate contracts for the various branches of work as the job proceeds.

This project will have a frontage of 55 feet on Second avenue and will immediately adjoin the edifice of the Second avenue Baptist Church. In Eleventh street the frontage will be 120 feet. The ground plan of this center is "L" shaped, with main building 55 x 120 feet and wing 28 x 75 feet. Construction throughout will be absolutely fireproof and a number of newly approved appliances will be installed for the safety of occupants from the fire hazard.

The facades on Second avenue and Eleventh street have

Bricklayers' Wage Scale Causes Unsettled Conditions

Was Not Included in Agreement Recently Entered Into With Other Building Trades
—Iron Erectors for Open Shop

A FEW weeks ago announcement was made that after long months of negotiation between representatives of employers and workmen, peace to the building industry of Greater New York was assured by virtue of the agreement signed by both sides. This instrument carried with a wage agreement for all trades affiliated with the industry, with the exception of the bricklayers, whose case was being considered separately, and hours of labor and working conditions were also provided for. Now it appears that friction has developed between certain factors in connection with this agreement.

The problem now confronting the building industry is that the bricklayers, who were not parties to the recent wage agreement, have at the present time a tentative wage rate of \$9 per day, but it remains to be seen whether or not the bricklayers will work for this figure after January 1, 1920.

This is more than a purely academic question for the general public, as the vast building campaign planned to start early next spring in order to relieve the dearth of housing accommodations can only be put through if labor conditions are settled and both sides working in accord.

At the time the agreement between the employers and workmen was reached about one month ago, labor conditions were extremely unstable. In a number of localities the bricklayers were out on strike for increased wages. However, the conferences between the Building Trades Employers' Association and the Building Trades Council fixed a wage scale for all of the trades affiliated with the industry, including a tentative arrangement with the bricklayers. The latter were awarded \$8.50 per day for the balance of the current year and it was agreed that \$9 a day would be the daily wage after January 1, 1920.

The chief difficulty in persuading the bricklayers to accept the \$9 rate is that upon a number of so-called independent jobs workers in this trade have been able to obtain \$10 a day, and many radicals are of the belief that this is a sufficient reason for not accepting the new rate agreed upon.

The existing problem will not be solved by increasing the pay of the bricklayers, as this would undoubtedly be the cause of jealousy among the other trades parties to the agreement and would most likely result in a renewal of the old warfare over differentials that has for a number of years kept the building industry in the Mertoopolitan district in constant turmoil. The opinion expressed by the one builder recently was that if the bricklayers succeed in obtaining more than the \$9 per day already offered, the other trade unions, one by one, would feel that they had been discriminated against and would be likely to make things unpleasant, agreement or no agreement.

This week Robert P. Brindell, chairman of the Building Trades Council, representing more than 100,000 workers affiliated with the building industry in this city, stated that early next week the council had planned to take up the matter of open shop declaration issued recently by the Iron League Erectors' Association.

Mr. Brindell said the course to be pursued would depend very largely upon the decision of the Building Trades Council concerning the anti-union declaration of the Iron League Erectors' Association. It was announced last Thursday that Walter Drew, secretary of the erectors' association, had recently issued a further statement to the effect that the erectors would stand by their open shop declaration.

Since January, 1906, the erection of structural steel work in Greater New York has been performed on the open shop basis. Union men have constructed buildings upon foundations of steel placed by non-union workers. It was hoped that the agreement recently consummated between the

Building Trades Employers' Association and the Building Trades Council would automatically end this state of affairs, but in accordance with the official declaration of the league of steel erectors it is just the other way.

Among other things, the recent declaration of the Iron League Erectors' Association stated:

"Pressure is now being brought to bear in certain quarters to induce members of the Iron League Erectors' Association to change this policy and adopt the un-American policy of the closed shop."

Architects, owners and prospective builders generally have been appealed to by the league to have the following clause inserted in new contracts:

"It is mutually agreed by the parties that in the performance of this contract the seller shall have the right to select his employes, irrespective of their membership or non-membership in any organization, anything to the contrary herein notwithstanding."

The league also says in its appeal:

"The contrast between the result obtained in that industry and in other trades where members of labor unions have organized has been most marked, and the investing public has been the recipient of the gains."

Three important committees, the Committee on Laws and Legislation, 42nd Street Subway Committee and the Midtown Committee have been appointed by the Fifth Avenue Association. The Committee on Laws and Legislation composed of W. R. Addicks, Chairman, Michael Friedsam, W. W. Hopkin, R. A. C. Smith and Robert Adamson will take up the reconstruction program as laid down by the Governor's Commission on reconstruction, and also such legislation as will affect the Port of New York, and any other matters of vital interest to the merchants.

The 42nd Street Subway Committee composed of J. Clydesdale Cushman, Chairman; Charles B. Jacqua, George T. Mortimer, Walter Stabler, James M. Speers and Robert E. Simon is known as the Transit Committee which is taking up actively the transit situation of New York, and is especially interested in the proposed addition to the subway by building a new tunnel through 31st or 32nd street and running a loop between the Pennsylvania Station and the Grand Central Station.

The Midtown Committee, to take charge of the district from 34th to 42nd streets, consists of Ancell H. Ball, chairman, Col. Michael Friedsam, Franklin Simon, Henry J. Cochran, Louis Stewart and Harris A. Dunn.

Reclassification of the Government's coal priority schedule to assure delivery of material for construction interests was requested in a formal statement which has been sent to the central coal committee of the railroad administration by the National Federation of Construction Industries.

The change is requested on the ground that there is an immediate need for homes, apartments and buildings for humanitarian purposes, the shortage of which is described "as a most potent cause for the prevailing discontent and radicalism throughout the United States."

Under the schedule announced by the Government there will be a considerable period after coal begins to be produced in sufficient quantities for the first five priorities, the statement says, before production could possibly equal the demand and priority for the construction interests is asked during this period. The federation also asks that the coal committee approve a plan whereby the regional directors of the fuel administration may be given authority to allocate coal, immediately after the first five priorities have been cared for, to the construction industry.

House Building Will Be Important Feature of New Year

Plans Now Under Way Indicate Tremendous Increase in Volume of Domestic and Commercial Construction During 1920

ONE of the surest indications that the forthcoming year will be a notable period in the history of the building industry in the Metropolitan district is the report for the week of December 13 to 19, inclusive, showing the number and valuation of proposed construction in New York State and New Jersey, north of Trenton. From figures prepared by the F. W. Dodge Company, based upon reports of New York being planned by architects and engineers in this territory, it is shown that preparations are under way for 492 new operations, representing a value of approximately \$47,832,500. During the same time a total of 319 new building projects were placed under contract and this work will require an outlay of \$9,278,900.

Among the 492 operations for which plans are being prepared are included 86 business projects, such as stores, office and loft buildings, commercial garages, etc., \$4,093,000; 10 educational buildings, \$1,321,000; 5 hospitals and institutions, \$103,000; 65 factory and other industrial projects, including shops, warehouses, foundries, etc., \$4,678,000; 1 navy project, \$1,000; 2 public buildings, \$20,000; 15 public works and public utilities, \$13,034,000; 5 religious and memorial projects, \$255,000; 285 residential operations, including apartments, flats

and tenements and one and two-family dwellings, \$22,237,000, and 18 social and recreational operations, \$2,090,500.

Probably the most noteworthy fact in connection with this immense volume of newly projected construction is the tremendous increase in the number and value of housing projects. The fact that in a single week new plans for housing accommodations of practically every description indicates strongly that speculative and investment interests are rapidly coming into the market and that these factors will grow in importance as the coming year wears on.

The list of 319 operations for which contracts were awarded during the week of December 13 to 19, inclusive, is sub-grouped as follows: 53 business and commercial projects, \$1,512,400; 6 educational operations, \$995,000; 2 hospitals and institutions, \$45,000; 24 factory and industrial buildings, \$706,000; 1 public building, \$16,300; 12 public works and public utilities, \$1,525,200; 3 religious and memorial projects, \$170,000; 216 residential operations of various types, \$4,199,000 and 2 social and recreational projects, \$110,000.

It will be noticed that in the work recently placed under contract in this territory that projects having for their object the supply of new living accommodations leads the list by a considerable amount.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

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.

\$1,000,000 Newark Project.

Involving the establishment of a new industry in Newark, N. J., and eventually the erection of a million dollar plant and the employment of about 1,000 hands, the Wright Aeronautical Corporation of America has purchased from the Merchants' National Bank a tract of five and a half acres at Frelinghuysen and Meeker avenues. While no definite plans of development have been made, it was stated that the first unit of the projected plant would be a building to contain 100,000 sq. ft. of floor area. It will be used for the manufacture of motors and planes. An office building will also be erected. It is expected to start the construction work next month. The transaction was conducted through Louis Schlesinger, Inc., with Riker & Riker representing the Merchants' Bank.

Henry W. Hodge, Engineer, Is Dead.

Colonel Henry Wilson Hodge, formerly Public Service Commissioner in the First District, and one of the most prominent bridge engineers in the United States, died suddenly at his home, 51 East 82d st, Sunday evening, December 21. Colonel Hodge rounded out a brilliant career in his profession in the service of his country in France, where he was called in June, 1917, at the personal request of General Pershing. At the time of the armistice he was director of railways in the A. E. F. Since his return in January, 1919, and subsequent to his discharge from the service, he has been practising his profession at 149 Broadway.

He was born in Washington, D. C., April 14, 1865, and after his preparatory studies entered the Rensselaer Polytechnic Institute in 1882, graduating as a civil engineer in 1885. After his graduation he became assistant engineer of the Phoenix Bridge Company at Phoenixville, Pa., and remained with that company until 1891. During his connection with the Phoenix Bridge Company Colonel Hodge was under the personal supervision of A. Bonzano, one of the most noted bridge engineers of his time. In 1891 he was made chief engineer of the Union Iron Works of New York and two years later he commenced the practice of his profession independently.

In 1895 Colonel Hodge became assistant to Alfred P. Boller and in 1899 was made Mr. Boller's partner. The firm then became Boller & Hodge until 1912, when Howard C. Baird was admitted and the name changed to Boller, Hodge & Baird.

It was in January, 1916, that Governor Whitman appointed Colonel Hodge a member of the Public Service Commission of the First District. He served on the commission until General Pershing sent for him soon after the United States entered the war. He then resigned and left for France as a major of engineers. While abroad his efficiency was recognized by promotion to the rank of colonel. His efforts were largely responsible for the construction of a system of docks at various French ports and the construction of railroads leading from the American bases to the front lines.

Colonel Hodge was the engineer for some of the largest bridges and buildings in this country. Among others the cantilevers across the Monongahela and Ohio Rivers at Pittsburgh and Steubenville for the Wabash Railroad, the municipal bridge across the Arkansas River at Little Rock,

PERSONAL AND TRADE NOTES.

Layton F. Smith, having obtained his discharge from the U. S. Navy, in which he served for a period of two and one-half years as a lieutenant, has reopened offices for the general practice of architecture and engineering at 218 North Charles street, Baltimore, Md., a catalogue, price lists and samples of building materials and supplies are desired.

Turner Construction Company, 244 Madison avenue, New York City, announces that through its Boston office a general contract has been secured from the L. E. Waterman Company, manufacturer of fountain pens, for the construction of a modern factory at Seymour, Conn. Plans for this operation, which were prepared privately, call for a structure six stories in height, with basement, built of reinforced concrete throughout. The floors will have areas of approximately 4,000 square feet with the entire building having about 25,000 square feet of space. The cost is estimated to be in the neighborhood of \$155,000. Work will be started immediately and will continue throughout the balance of the winter.

the four-track drawbridge across the Harlem River for the New York Central Railroad, the bridge across the Connecticut River at Hartford, Saybrook and East Haddam, the Singer and Metropolitan Towers and other large structures. He was appointed a commissioner for the City of New York to pass upon the original designs for the Blackwell's Island Bridge and the Manhattan Bridge and was retained by the Canadian Government as consulting engineer on the new design for the Quebec bridge.

Colonel Hodge was a member of the board of experts of the New York and New Jersey Interstate Bridge and Tunnel Commission on the matter of the proposed 3,000 foot suspension bridge across the Hudson River. He was a member of the American Society of Engineers, American Institute of Consulting Engineers, Canadian Society of Civil Engineers, Institution of Civil Engineers of Great Britain and other technical societies. He was also a veteran of Company K, Seventh Infantry, N.G.N.Y., and a member of the University, Century and Downtown clubs.

CURRENT BUILDING OPERATIONS

AS the year draws to a close discussions of the building situation naturally center largely upon the outlook for the forthcoming twelve months. Many of the most prominent men identified with the industry are quite optimistic and in fact there is a strong undercurrent of feeling throughout all branches of the business that prospects are brighter today for one of the most active and prosperous seasons ever experienced in the history of building in the Metropolitan district than there were at this time for many years past. The only factor that will be possible to upset present calculations will be a combination of adverse circumstances now impossible to anticipate.

Probably the most important reason for this attitude of confidence is the fact that labor conditions throughout the industry have been practically adjusted for the coming year. The recent agreement has been signed by the contracting parties and it now appears as though 1920 would be relatively free from strikes and other labor disturbances.

The predictions of busy and prosperous times have been colored materially by the fact that architects and engineers in this territory are more active at present than they have been for a number of years past. They have plans underway for structural projects of almost every type and description. Reports of contemplated construction being planned indicate a tremendous increase over the work now actually underway. According to figures prepared by the F. W. Dodge Company, involving new operations in New York State and New Jersey, north of Trenton, 412 new building projects were reported as being planned during the week of December 6 to 12, inclusive, representing an expenditure of more than \$30,000,000. During the following week 492 new operations were announced to the trade in the same territory which will require an outlay of nearly \$48,000,000. For the past month or six weeks there has been a steady growth in the number and valuation of the new building projects announced the greater percentage of which will be released for estimates shortly after January 1, 1920, and which will be placed under contract as soon thereafter as possible. It is now almost a certainty that practically all of this work will be actually underway before the end of spring unless some unforeseen conditions manifest themselves and retard progress.

Increased construction costs are likely to exert but little effect upon the majority

of this work. For some time past there has been a steady advance in material prices and rate of wages and as these operations have been planned with full knowledge of the existing conditions as applied to building costs it is but reasonable to anticipate that owners are willing to proceed with their contemplated jobs despite increased costs. The demand for buildings of every description will make it essential to consider prices a secondary matter.

Throughout the building material markets both manufacturers and dealers are looking forward to the forthcoming sea-

son with optimism. The demand for building commodities is at present greater than the available supply and this condition alone is sufficient to maintain the high price levels now existant. From all accounts no recession is likely to occur and both producing and selling interests will largely concern themselves with supplying the requirements of the trade and will let the matter of prices to be later determined.

Common Brick—Combined influence of the inclement weather conditions and the holiday somewhat reduced buying activity in the wholesale market for Hudson River

BUILDING COMMODITY PRICES

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

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

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

For delivered prices in Greater New York add cartage, \$1.50, handling, plus 15 per cent.

Hudson River, best grades \$20.00 to ———
Hudson River, "off loads"..... to ———
Raritan No quotation

Second-hand brick, per load of 1,500 delivered 17.00. to. ———

Face Brick—Delivered on job in New York:

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

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl. \$3.40
Rebate for bags, 15c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

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

Hollow Tile—

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

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

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

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

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens 10.50 per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)..... \$3.70 per bbl.
Common Lime (Standard 300-lb. barrel) 3.50 per bbl.

Hydrate Finishing, in cloth bags 26.50 per ton
Rebate for bags 20c per bag.

Plaster—

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

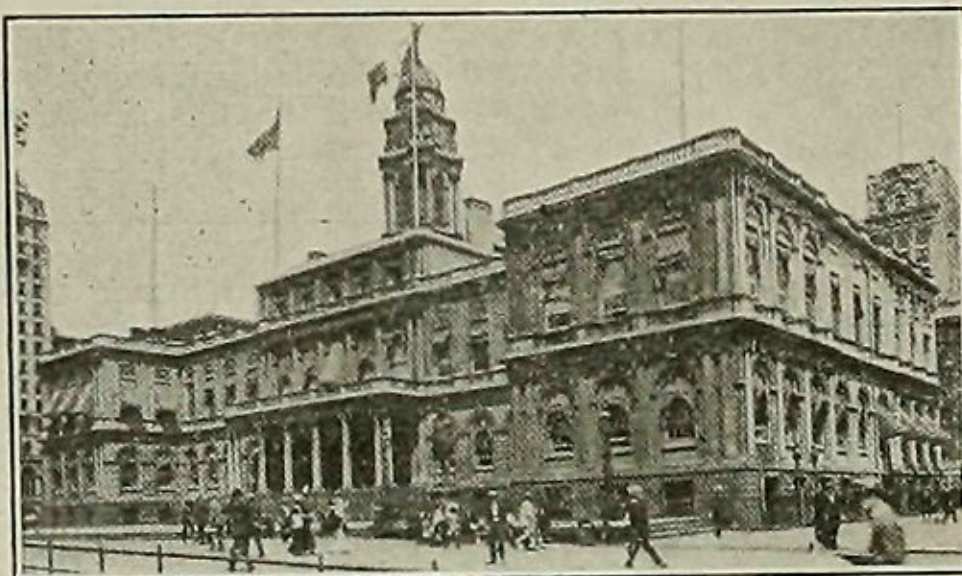
Neat Wall Cement, in cloth bags \$22.30 per ton
Lath Mortar, in cloth bags.. 16.00 per ton
Brown Mortar, in cloth bags. 16.00 per ton

Finishing Plaster, in cloth bags 25.00 per ton
Rebate for returned bags, 15c. per bag.

Finishing Plaster (250-lb. barrel) 3.50 per bbl.
Finishing Plaster (320-lb. barrel) 4.35 per bbl.

Plaster Blocks—

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



CITY HALL

WILL BE

SAVED

This beautiful example of American Colonial architecture will be preserved to posterity by the Obelisk Waterproofing Company. The Caffall Process is the means employed. This has protected the Obelisk in Central Park for 35 years past. Buildings and monuments of any nature, of stone, brick, terra cotta or cement, may be treated in the same way to keep out dampness and prevent exfoliation and building salts.

Write to us for information

OBELISK WATERPROOFING CO.
1 MADISON AVE. NEW YORK CITY

MATERIALS AND SUPPLIES

common brick during the past week, but practically all of the dealers are optimistic as to the stability of the market. The potential demand for common brick looms up in such a manner that both makers and sellers predict one of the most active seasons next year. At the present time prices are firm at \$20 a thousand, but there is a feeling that before the end of the winter this level is likely to be advanced to about \$25 a thousand. Last week twenty-two barges arrived from up-river points, but as the river is rapidly filling with ice and is practically frozen up in many bays, it is extremely doubtful if

further tows will be able to come through. Last week two tugs were sunk in an effort to get brick barges through the ice and a number of barges were badly damaged, and both towing interests and brick manufacturers are inclined to wait for spring for further deliveries unless there should be a decided change in the conditions. Ten barge loads of brick were disposed of during the past week, leaving about twenty boatloads of brick now in the wholesale market. These barges have been covered and are the ones that in all probability will be held for the anticipated advance. Brick makers are

somewhat anxious about the labor situation, feeling that their production costs for the coming year will be heavier than ever before and that no matter what happens that brick prices will be forced to remain at the high levels that have marked the past twelve months.

Summary—Transactions in the North River common brick market for the week ending Friday, December 26, 1919. Condition of market: Demand lighter; prices firm and with an advancing tendency. Quotations: Hudson Rivers, \$20 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 22; sales, 10. Distribution: Manhattan, 1; Brooklyn, 5; New Jersey points, 3; Flushing, 1. Cocovered, 20.

Structural Steel—There is a considerable volume of tonnage business in sight and local steel contractors are satisfied that during the coming year they will have all of the work they are able to handle. At the present time their chief worry is about deliveries, as the mills are dropping behind in their delivery of fabricated material, as the demand has grown to such tremendous proportions within the past month or so. It was recently stated that some of the leading mills are from four to six months behind with orders and there is little hope of better conditions for some time to come. Plans now in preparation for building operations indicate a vast increase in building activity early in 1920, and as a large proportion of the projected construction work involves tall office and loft buildings in this city and other projects of a similar general character, it is easy to anticipate that the demand upon the producers of fabricated material for building and engineering operations will be heavier than it has been for some years past. Prices are holding firmly and there has been but slight fluctuations of late, but there are indications that increased labor costs will influence somewhat higher prices early next year.

Lumber—The demand for lumber products continues to grow, notwithstanding the severe weather that has marked the past few weeks. Producers are unable to keep up with the demand and as a result there is a decided shortage in some of the most popular lines, with stocks, both wholesale and retail, badly broken. The prospects for an active building year ahead were never brighter than they are today, but unless some measures to increase the output of building essentials are put forth this activity is likely to be curtailed to some extent.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

17x28x1 in.	\$0.35	each
17x48x 1/4 in.	0.32	each
42x36x 1/4 in.	0.21	each
32x36x 1/4 in.	0.21	each
32x36x 1/2 in.	0.23 1/4	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.
1/2-in., Manhattan delivery.	3.25	per cu. yd.
Bronx delivery.	3.50	per cu. yd.

Building Stone—

Indiana limestone, per cu. ft.	\$1.23
Kentucky limestone, per cu. ft.	1.35
Brier Hill sandstone, per cu. ft.	1.50
Gray Canyon sandstone, per cu. ft.	.95
Buff Wakeman, per cu. ft.	1.50
Buff Mountain, per cu. ft.	1.50
North River bluestone, per cu. ft.	1.05
Seam-face granite, per sq. ft.	1.00
South Dover marble (promiscuous mill block), per cu. ft.	2.25
White Vermont marble (sawed), New York, per cu. ft.	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

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

Lumber—

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

3x4 to 14x14, 10 to 20 ft.	\$47.00 to \$65.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.	— to —
Hemlock, W. Va., base price, per M.	— to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered).	\$50.00 to \$60.00
Wide cargoes	50.00 to 60.00
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in.	\$68.75 to —
Cypress shingles, 6x18, No. 1 Hearts	17.00 to —
Cypress shingles, 6x18, No. 1 Prime	15.00 to —
Quartered oak	210.00 to —
Plain oak	95.00 to 100.00
Flooring:	
White oak, quart'd, select.	190.00 to —
Red oak, quart'd, select.	150.00 to —
Maple No. 1.	80.00 to —
Yellow pine, No. 1, common flat	70.00 to —
N. C. pine, flooring, Norfolk	65.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	79%
B grade, single strength, first three brackets	79%
Grades A and B, larger than the first three brackets, single thick.	78%
Double strength, A quality.	80%
Double strength, B quality.	82%

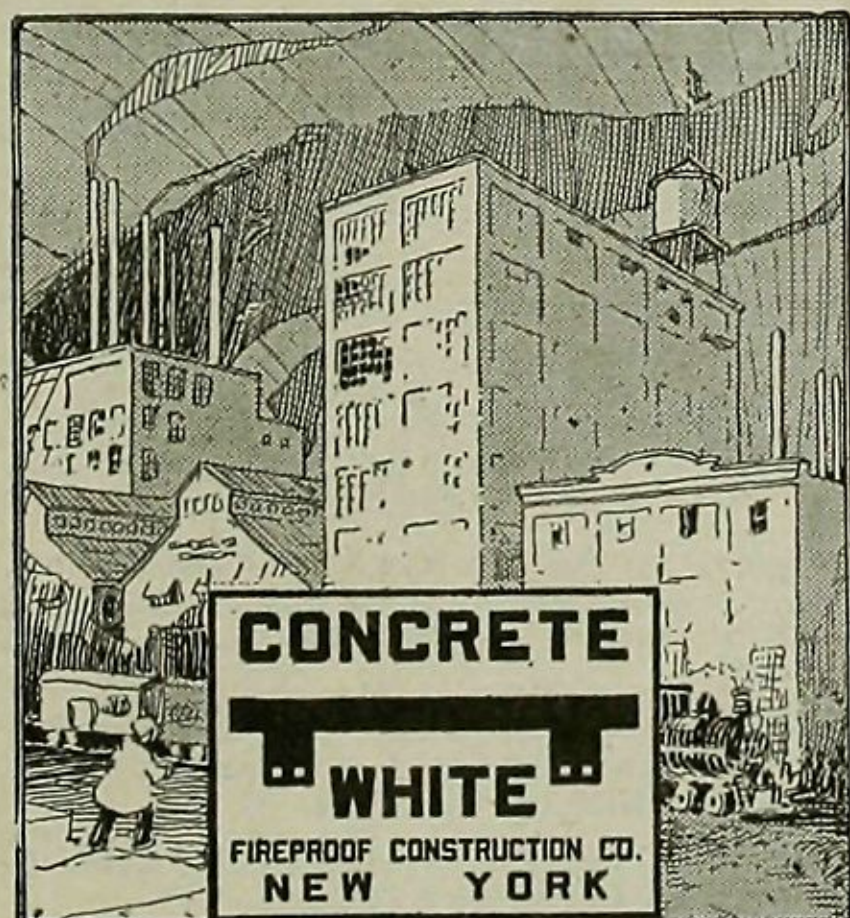
Linseed Oil—

City brands, oiled, 5-bbl. lots.	\$2.12 to —
Less than 5 bbls.	2.15 to —

Turpentine—

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

Let WHITE Build It of CONCRETE



WINTER WEATHER, snow and ice don't bother WHITE. We're used to solving the most perplexing concrete industrial building problems.

If you are wondering what type of structure will best suit your requirements, let us tell you what we would advise, based upon our long and varied experience.

An interview places you under no obligation.

“Let WHITE build it of CONCRETE”

White Construction Co., Inc.
NEW YORK

ENGINEERS & CONTRACTORS FOR INDUSTRIAL OPERATIONS

Geo. A. Fuller Company

Fireproof Building Construction

OFFICES:

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

PLANS FIGURING.

STORES, OFFICES AND LOFTS.

BRONX.—Niewenhou Brothers, Inc., 163d st and Park av, are figuring the general contract for the new brick and stone telephone exchange to be built in the Bronx for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Bids on all subs are desired before December 30.

CONTEMPLATED CONSTRUCTION.

APARTMENTS, FLATS AND TENEMENTS.

30TH ST.—Max Kreindel, 81 East 125th st, has completed plans for alterations to the tenement with stores at 225 West 30th st, for Nisen Bassen, 258 West 30th st, owner and builder. Cost approximately \$15,000. General alterations and repair work involved.

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—Schwartz & Gross, 347 Fifth av, have been retained to prepare plans for a 15-sty brick, limestone and terra cotta apartment at the southeast corner of Madison av and 50th st, for a syndicate being formed, care of I. B. Wakeman, 158 Broadway, owner. Details will not be available for some time.

PARK AV.—Warren & Wetmore have plans underway for a 16-sty brick and stone apartment hotel, 350x130 ft, to occupy the block front on the west side of Park av, 49th to 50th sts, for a syndicate care of T. Coleman DuPont, 120 Broadway, owner. Cost approximately \$4,000,000. Thompson-Starrett Co., 49 Wall st, has the general contract. Details will be available later.

34TH ST.—Harold F. Smith, 38 West 32d st, has plans in progress for alterations to the 5-sty brick and stone residence, 20x60 ft, at 107 East 34th st, into stores, offices and apartments, for the Reformed Church Home Mission of Philadelphia, owner. Cost \$12,000.

SUFFOLK ST.—Irving Margon, 355 East 149th st, has completed plans for alterations to the 5-sty brick tenement, 25x65 ft, at 114 Suffolk st, for Isaac Goldberg, 639 Williams av, Brooklyn, owner and builder. Cost \$5,000.

WEST END AV.—J. M. Felson, 1133 Broadway, has prepared plans for alterations to the 5-sty brick and stone tenement, 25x84 ft, with stores, at 12 West End av, for the National Gum & Mica Co., 11th av and 59th st, owner. Cost about \$9,000.

ACADEMY ST.—Irving Margon, 355 East 149th st, has plans under way for a 5-sty brick, limestone and terra cotta apartment, 100x100 ft, at the northwest corner of Academy st and Broadway, for owner and builder to be announced later. Cost approximately \$150,000.

CHURCHES.

AMSTERDAM AV.—Carlson & Wiseman, 226 Henry st, Brooklyn, have started preliminary plans for a brick and stone synagogue to be located on the plot bounded by Amsterdam av, 149th st and Broadway, for the Sheevith Judah Congregation, Harris Rogers, president, 145th st near Broadway, owner. Details will not be available for some time.

STORES, OFFICES AND LOFTS.

FIFTH AV.—M. Joseph Harrison, 63 Park row, has been selected to prepare plans for extensive alterations to the building at the southwest corner of Fifth av and 30th st, into stores and offices for Harry Fischel, 51 Chambers st, owner. Details will be announced later.

FIFTH AV.—G. A. and H. Boehm, 7 West 42d st, have plans in progress for a 10-sty brick and limestone store and office building, 30x125 ft, at 587 Fifth av, for Peck & Peck, 586 Fifth av, owners. Architects will soon be ready for estimates.

FIFTH AV.—Harry Allen Jacobs, 320 Fifth av, has started plans for extensive alterations to the 5-sty store and office building 25x100 ft, at 675 Fifth av, for H. Hicks & Sons, 557 Fifth av, owners. Architect will take estimates on general contract.

WILLIAM ST.—Emery Roth, 119 West 40th st, has started preliminary plans for alterations to the 7-sty brick and stone office building, 41x48 ft, at 14-16 William st, for the Merchants and Shippers Insurance Co., 49 Wall st, owner.

FOURTH AV.—Starrett & Van Vleck, 8 West 40th st, have completed plans for a 12-sty brick, limestone and terra cotta store and loft building, 102x145 ft, at the southeast corner of Fourth av and 12th st, for the International Tailoring Co., of Chicago, 847 Jackson Boulevard, owner. Cost \$700,000. Rheinstein & Haas, 21 East 40th st, have the general contract.

11TH ST.—George A. and H. Boehm, 7 West 42d st, have plans in progress for a 1-sty brick and limestone community building,



Electrical Wiring

of every kind and
description—

for

Light, Heat and Power
highest efficiency at
minimum cost.

VISIT OUR LIGHTING
FIXTURE SHOWROOMS

Scientific Lighting
Fixture Company

311 Broadway, New York

Telephone: Worth 2803

C. E. Halback & Co.

ORNAMENTAL

IRON and STEEL

For Building Construction

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

Phone: Madison Sq. { 8510
8511

ELECTRICAL WIRING

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

ELECTRIC SERVICE ENGINEERING CO.

Telephone: Bryant 6469 1416 Broadway, N. Y.

SHADES, AWNINGS AND CANOPIES

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

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

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



F. J. KLOES

Established 1872
243 Canal St., New York

Telephone: Franklin 2216

59x125 ft, with "L" 28x80 ft, at the southeast corner of 11th st and Second av, for the Amalgamated Center, 621 Broadway, owner; lessee, N. Y. Joint Board of Amalgamated Clothing Manufacturers of America, 621 Broadway. Cost about 600,000. Architects will award contracts separately.

THEATRES.

BROADWAY.—Thomas W. Lamb, 644 Eighth av, has been retained to prepare plans for a brick and stone theatre, seating approximately 3,600, covering a plot 102x189 ft, at the northeast corner of Broadway and 83d st, for Marcus Loew, 1493 Broadway, owner. Details will not be available for some time.

Bronx.

DWELLINGS.

ANDREWS AV.—George I. Schuman, 883 East 165th st, has completed plans for a 2-sty brick dwelling, 33x45 ft, with 1-sty brick garage on the west side of Andrews av, 195 ft north of 181st st, for M. Silberstein, 3 Washington pl, owner and builder. Cost \$5,000.

229TH ST.—Dunnigan & Crumley, 391 East 149th st, have prepared plans for a 2-sty dwelling, 20x48 ft, in the south side of 229th st, 290 ft east of Barnes av, for Wm. Garrett, 631 East 227th st, owner and builder. Cost \$7,000.

GLEBE AV.—Anton Pirner, 2069 Westchester av, has prepared plans for eight 2-sty frame dwellings, 20x48 ft, at the southeast corner of Glebe av and Glover st, for the Moberg-Kolbe Corporation, E. J. Moberg, president, 1319 Purdy st, owner and builder. Total cost \$45,000.

DWELLINGS.

HONE AV.—Charles Kreymborg, 163d st and Park av, has completed plans for a 2-sty frame dwelling 21x55 ft, on the west side of Hone av, 142 ft north of Lyon av, for Frederick Poalt, 322 East 144th st, owner and builder. Cost \$10,000.

ROBERTS AV.—Anton Pirner, 2069 Westchester av, has prepared plans for a 2-sty brick dwelling, 22x50 ft, on the south side of Roberts av, 50 ft east of Hobart av, for the Rayos Realty Co., Richard A. Arnold, president, 54 Market st, Poughkeepsie, N. Y., owner and builder. Cost \$7,500.

STABLES AND GARAGES.

230TH ST.—Moore & Landsiedel, 148th st and Third av, have prepared plans for a 5-sty brick and steel garage, 110x133 ft, at the southeast corner of 230th st and Exterior st, for M. J. Martin, 231st st and Bailey av, owner and builder. Cost \$250,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WAREHOUSE AV.—J. J. Galizia, 2845 West 23d st, has completed plans for two 3-sty brick tenements, 20x61 ft, on the west side of Warehouse av, 350 ft north of Mermaid av, for J. Cargulia, 1511 Mermaid av, owner and builder. Total cost \$24,000.

12TH ST.—Seelig & Finkelstein, 26 Court st, have completed plans for alterations to the 3-sty brick and stone tenement, 76x113 ft, at the northwest corner of 12th st and Surf av, for the Surf Avenue Building Corporation, 105 West 40th st, Manhattan, owner and builder. Cost \$125,000.

MERMAID AV.—Ferdinand Savignano, 6005 14th av, has plans in progress for a 3-sty brick tenement, 20x75 ft, with stores, at the northeast corner of Mermaid av and West 36th st, for the Balagio Improvement Co, 2838 West 125th st, owner and builder. Cost about \$20,000.

WAREHOUSE AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for a 3-sty brick tenement, 20x62 ft, on the east side of Warehouse av, 130 ft north of Mermaid av, for F. Martini, 2870 West 29th st, owner and builder. Cost \$24,000.

DWELLINGS.

23D AV.—Lubroth & Lubroth, 44 Court st, have completed plans for a 2-sty frame dwelling, 25x45 ft, at the northwest corner of 23d av and 79th st, for L. Bernstein, 8655 Bay 12th st, owner and builder. Cost \$14,000.

EAST 24TH ST.—Max Dreyfuss, 1020 Park pl, has prepared plans for five 2-sty brick dwellings, 20x42 ft, in East 24th st and Av M, for the Cramer Builders, Inc., 525 Nostrand av, owners and builders. Total cost \$25,000.

DUMONT AV.—Morris Rothstein, 197 Snediker av, has finished plans for four 2-sty brick dwellings, 20x56 ft, on the south side of Dumont av, 20 ft east of Bradford st, for Axelrod, Bernfeld & Farber, 534 Bristol st, owners and builders. Total cost \$48,000.

AV L.—A. W. Pierce, 26 Court st, has completed plans for two 2-sty brick dwellings, 18x40 ft, on the south side of Av L, 50 ft west of East 12th st, for H. Rockfellow, 332 Lenox road, owner and builder. Cost \$11,000 each.

15TH AV.—Corrigan Freed Co., Inc., 2 Columbus Circle, Manhattan, has prepared plans for a 1-sty frame dwelling, 28x36 ft, on the east side of 15th av, 600 ft south of Cropsey av, for E. P. Fox, 1 Waldorf Court, Brooklyn, owner and builder. Cost \$6,500.

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

PHONE: ASTORIA 2984

ESTABLISHED 25 YEARS

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

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

TELEPHONE, KENMORE 2300

RETAIL LUMBER
CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

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

Again Edison Service

Edison Service, a familiar factor in the development of the impressive apartment house section of Park Avenue, is active again on that Avenue

The Linnard Hotel, on Park Avenue from 51st Street to 52nd Street, which is being constructed by the Thompson Starrett Company requires 800 horsepower in motors, operated from *Edison Service* for use in construction

Edison Service has long been recognized by builders as the best power for construction purposes. Competent engineers are always ready to furnish data and estimates for your construction needs

The New York Edison Company

At Your Service

General Offices
 Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



Architects and Engineers are specifying and demanding

STEELBILT Toilet Partitions

in preference to those made of ordinary materials.

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

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

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

BETZ BROS., Inc.

WOOLWORTH BLDG., NEW YORK

FACTORY: JERSEY CITY, N. J.

J. P. Duffy Co.

Fire Clay Flue Pipe Partition Blocks

138th Street and Park Avenue

Phone 281-282 Melrose

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

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

612 East 9th Street Tel. Orchard 1094
Established 1880

POMEROY FIRE RETARDANT WINDOWS

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

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK
Telephone: Murray Hill 3338

BRIGHTON BEACH AV.—George H. Sues, 2916 Railroad av, has finished plans for two 3-sty brick dwellings, 21x65 ft, with stores, at the northwest corner of Brighton Beach av and East 2d st, for W. J. Avitable, 463 63d st, owner and builder. Total cost \$17,000.

BAY 10TH ST.—Corrigan Freed Co., Inc., 2 Columbus Circle, Manhattan, has prepared plans for a 1-sty frame dwelling, 28x36 ft, in the west side of Bay 10th st, 613 ft south of Cropsey av, for B. W. Larsen, ft Bay 48th st, owner and builder. Cost \$7,000.

80TH ST.—A. D. Greene, 41 Union sq, Manhattan, has completed plans for a 2-sty brick dwelling, 20x49 ft, in 80th st, for Philip Winorsky, 2266 81st st, owner and builder. Cost \$17,000.

22D AV.—F. J. Dassau, 26 Court st, has completed plans for a 2½-sty frame dwelling, 24x30 ft, at the northwest corner of 22d av and East 2d st, for the Realty Sales Co., 1409 Av J, owner and builder. Cost \$6,000.

NORWOOD AV.—Charles Infanger & Son, 2634 Atlantic av, have prepared plans for three 2-sty brick dwellings, 20x57 ft, on the north side of Norwood av, 92 ft east of Jamaica av, for D. Ikeler, 11 Norwood av, owner and builder. Total cost \$22,000.

OCEAN AV.—Samuel Millman & Son, 26 Court st, have finished plans for a 2½-sty brick dwelling, 36x31 ft, on the west side of Ocean av, 160 ft north of Hampton av, for F. L. Ward, 36th st and Canal av, owner and builder. Cost \$12,000.

OCEANIC AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for a 2-sty frame dwelling, 25x42 ft, at the southeast corner of Oceanic av and Sea Gate av, for C. Martino, Sea Gate, L. I., owner and builder. Cost \$8,000.

EAST 8TH ST.—F. J. Dassau, 26 Court st, has completed plans for a 2-sty frame dwelling, 23x56 ft, in the west side of East 8th st, 150 ft north of Av I, for G. H. and M. G. Lachniet, 1007 East 2d st, owner and builder. Cost \$12,000.

AV I.—Slee & Bryson, 154 Montague st, have finished plans for four 2-sty frame dwellings, 23x48 ft, at the northeast corner of Av I and East 8th st, and the northwest corner of Av I and East 7th st, for the Parat Building Corporation, 614 West st, Manhattan, owner and builder. Total cost \$37,000.

WEST END AV.—Philip Caplan, 16 Court st, has completed plans for two 1-sty brick dwellings, 20x32 ft, with stores on the west side of West End av, 40 ft south of Shore Road, for W. Schwartzstein, 231 Beaumont av, owner and builder. Cost \$8,000.

SCHENCK AV.—Samuel Millman & Son, 26 Court st, have plans in progress for a 2½-sty frame and stucco dwelling, 16x50 ft, on the west side of Schenck av, 140 ft north of Edgemon st, for Joseph Nallatore, 519 Schenck av, owner and builder. Cost \$8,000.

COLE ST.—Burke & Olsen, 32 Court st, have plans in progress for a 2-sty brick dwelling, 20x70 ft, with garage, at 19 Cole st, for owner and builder to be announced later. Cost \$5,000.

WEST 33D ST.—George H. Sues, 2916 Railroad av, has prepared plans for a 2-sty frame dwelling, 17x62 ft, in the west side of West 33d st, 400 ft north of Canal av, for D. Ferr, 192 Broadway, Brooklyn, owner and builder. Cost \$5,000.

FACTORIES AND WAREHOUSES.

BOGART ST.—L. Allmendinger, 20 Palmetto st, has prepared plans for a 2-sty brick and reinforced concrete factory building, 260x260 ft, in the west side of Bogart st, between Scholes and Meserole sts, for the Hudson Bag Co., Inc., 77 Washington av, owner. Cost about \$150,000. Owner will soon call for estimates on general contract.

HOSPITALS AND ASYLUMS.

CONEY ISLAND AV.—N. K. Vanderbeck, 15 Maiden lane, Manhattan, has prepared plans for a 1-sty brick hospital, 18x72 ft, on the east side of Coney Island av, 114 ft south of Sheepshead Bay road, for Brighton Beach Park, Inc., 31 Nassau st, Manhattan, owner and builder. Cost \$11,000.

STABLES AND GARAGES.

NOSTRAND AV.—Henry F. Cochrane, 177 Montague st, has completed plans for a 1-sty brick garage, 158x100 ft, on Nostrand av, north of De Kalb av, for Havemeyer & Elder, Inc., 177 Montague st, owners. Cost about \$60,000.

63D ST.—Samuel Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 100x100 ft, in the north side of 63d st, 240 ft east of Fifth av, for the McK Construction Co., Inc., 2336 Fulton st, owner and builder. Cost \$20,000.

FOSTER AV.—C. M. Spindler, 215 Montague st, has finished plans for four 1-sty brick garages, 123x30 ft, in the east side of Foster st, east of Foster av, for the Ascutney Realty Co., 1721 Av J, owner and builder. Total cost \$12,000.



BROOKLYN Metal Ceilings

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

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

'Phone or call for estimates—

Prospect 1402

Brooklyn Metal Ceiling Co.

287 GREENE AVENUE

BROOKLYN, N. Y.

John Gallin & Son

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

6 GOLD ST.

Established 1886

Phone: *John 2907

SOMETHING NEW NEW SIDEWALK GRATING

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

Prevents Slipping—Gives Perfect Ventilation
Send for Descriptive Circular

HARRIS H. URIS IRON WORKS, INC.

STRUCTURAL and ORNAMENTAL
IRON WORK FOR
BUILDING CONSTRUCTION

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

For Quickest and Best Blue
Prints and Photo Prints

THE ELECTRO SUN CO.

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

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

NEPTUNE AV.—H. A. Weinstein, 32 Court st, has plans under way for a 1-sty brick garage, 80x100 ft, at the southwest corner of Neptune av and West 21st st, for the Flush-Bocker Improvement Co., 391 Christopher av, Brooklyn, owner and builder. Cost \$30,000.

SMITH ST.—Dunnigan & Crumley, 391 East 149th st, the Bronx, have completed plans for a 1-sty brick garage extension at the northeast corner of Smith and Schermerhorn sts, for J. W. James, 36 Willoughby st, owner and builder. Cost about \$5,000.

FOURTH AV.—H. A. Weinstein, 32 Court st, has plans in progress for a 1-sty brick garage, 100x160 ft, on the west side of Fourth av, 50 ft north of 7th st, for owner and builder to be announced later. Cost \$50,000.

MOULTRIE ST.—P. Tillion & Sons, 103 Park av, Manhattan, have plans in progress for a 1-sty brick garage, 50x100 ft, in the west side of Moultrie st, 195 ft north of Norman av, for T. J. McManus & Son, 29 Moultrie st, owners and builders. Cost \$10,000.

3D ST.—James A. Boyle, 367 Fulton st, has completed plans for a 1-sty brick garage, 56x62 ft, in the south side of 3d st, 120 ft east of Gowanus Canal for Charles Somers Coal Co., 186 Third st, owner and builder. Cost \$8,000.

8TH ST.—W. A. Parfitt, 26 Court st, has completed plans for a 1-sty brick garage, 152x113 ft, at the northeast corner of 8th st and Sheepshead Bay road, for F. H. Kelsey, 2862 West 8th st, owner and builder. Cost about \$35,000.

STORES, OFFICES AND LOFTS.

JEROLOMON ST.—Edward A. Klein, 112 East 19th st, Manhattan, is preparing plans for a 12-sty brick, limestone and terra cotta professional office and apartment building, for physicians and dentists, 65x135 ft, in the south side of Jerolomon st, 135 ft west of Court st, for the Realty Construction Co, P. Glickman, 44 Court st, owner and builder. Cost about \$550,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FAR ROCKAWAY, L. I.—Morrell Smith, Bank Building, Far Rockaway, has plans in progress for two 3-sty brick tenements, 30x100 ft and 50x100 ft, at the corner of Cornaga and Central avs, for Isaac Goldman, Cornaga av, owner and builder.

DWELLINGS.

NEPONSET, L. I.—George D. Domerritt, 153 Remsen st, Brooklyn, has prepared plans for eighteen 1-sty frame dwellings, 22x36 ft, in the east side of Beach 143d st, 120 ft south of Neponset av, and the east side of 144th st, 160 ft north of Neptune av, for the Neponset Development Co., Inc., 153 Remsen st, Brooklyn, owner and builder. Total cost \$54,000.

ARVERNE, L. I.—Plans have been prepared privately for interior alterations to the 3-sty frame store and residence on the north side of the Boulevard, 285 ft east of Beach 62d st, for Max Loeb, owner and builder, on premises. Cost \$5,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has prepared plans for two 2½-sty brick residences, 44x48 ft, at the southwest corner of 19th st and Franconia av, for F. Foghini, 18th st, Flushing, owner. Cost about \$14,000 each.

RICHMOND HILL, L. I.—Robert Kurz, 324 Fulton st, Jamaica, has completed plans for two 2-sty dwellings, 16x39 ft, at the southwest corner of Roanoke av and Strothoff av, for Chas. A. Johnson, 1726 West 11th st, Brooklyn, owner and builder. Cost \$10,000.

CORONA, L. I.—Wm. E. Helen, College Point, L. I., has completed plans for a 2-sty frame dwelling, 17x38 ft, in the east side of Bailles st, 271 ft north of Polk av, for Antonio Yundari, 401 East 20th st, Manhattan, owner and builder. Cost \$5,000.

HOWARD BEACH, L. I.—Walter H. Volckening, 53 West 39th st, Manhattan, has completed plans for a 1½-sty frame dwelling, 26x50 ft, at the southwest corner of Lamberson av and Thadford av, for John J. Gill, Howard Beach, owner and builder. Cost \$4,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame dwelling, 27x29 ft, on the west side of Grant av, 140 ft south of Hollis av, for J. F. Ryan, Grant av, Queens, owner. Cost \$6,500.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2½-sty frame dwelling, in the north side of Grove st, 178 ft west of Alsop st, for M. Goldstein, owner, care of architect. Cost \$8,000.

QUEENS, L. I.—J. F. Ryan, Grant av, Queens, has completed plans for a 2-sty frame dwelling, 27x29 ft, on the west side of Grant av, 100 ft south of Hollis av, for J. F. Ryan, Grant av, Queens, owner. Cost \$6,500.

EDGEMERE, L. I.—J. P. Powers Co., Arverne, L. I., have completed plans for four 1-sty frame dwellings, 16x30 ft, in the east side of 47th st, 160 ft north of Mermaid av, for Jacob Wallmer, 411 East 56th st, Manhattan, owner and builder. Cost \$8,000.

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

WHETHER REMODELING OR BUILDING
SAVE MONEY BY INSTALLING
CLOW Gasteam Radiators

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

EASTERN GAS APPLIANCE COMPANY
 47 West 42nd Street, New York City
 Phones: Murray Hill 4619, Vanderbilt 3646
 30-32 Clinton Street, Newark, N. J.—Phone: Market 5107.



NIEWENHOUS BROTHERS, Inc.
BUILDING CONSTRUCTION

S. H. NIEWENHOUS, President
 M. NIEWENHOUS, Treasurer
 163RD STREET, Northwest Corner Park Avenue

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

ATLAS WATERPROOFING CO.

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

507 Fifth Ave., New York City 14 William St., Jamaica, L. I.

WELLS ARCHITECTURAL IRON CO.
Manufacturers of Ornamental Iron Work

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

The
NATIONAL
CEMENT
LEHIGH PORTLAND CEMENT COMPANY

OFFICES
 ALLENTOWN PA. - CHICAGO ILL. - SPOKANE WN.

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




Invest In Building

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

Tel. Murray Hill 7916-7

A-J Contracting Co., Inc.

ARON H. JACOBSON, Pres.

101 Park Ave. New York

IF YOU ARE BUILDING OR ALTERING

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

FRANK & FRANK CONTRACTING CO., INC.

Builders and General Contractors

244 W. 42nd St.

Phone: Bryant 1417

Telephone Booths

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



Estimates given.

ACME CABINET CO., Inc.

665 FULTON STREET

PHONE: MAIN 9333

BROOKLYN, N. Y.

Why Large Buildings Install MARBLELOID "The Ideal Composition Flooring"

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

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

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

QUEENS, L. I.—Alfred Auslander, Jackson av and Walnut st, Queens, has completed plans for a 2½-sty frame dwelling, 22x25 ft, at the southeast corner of Meads st and Lynn av, for Alfred Bisland, 222 9th av, Manhattan, owner and builder. Cost \$7,000.

WHITESTONE, L. I.—Plans have been prepared privately for two 2-sty brick dwellings, 22x44 ft, in the east side of 15th st, 150 ft south of 7th av, for Fabyan Const. Co., Inc., 27 Grand av, Corona, L. I., owner and builder. Cost \$10,000.

BAYSIDE, L. I.—John Josinsky, Woodhull av, has completed plans for a 2-sty frame dwelling, 38x24 ft, in the west side of 6th st, 100 ft south of Montauk av, for C. A. Davids, 5th st, Bayside, L. I., owner and builder. Cost \$13,000.

RICHMOND HILL, L. I.—L. Dananher, 328 Fulton st, Jamaica, L. I., has completed plans for two 2-sty frame dwellings, 19x54 ft, at the northwest corner of Kimball and Spruce sts, for the Quick Transit Homes Corporation, 4690 Atlantic av, Richmond Hill, owner and builder. Cost \$10,000.

ROCKAWAY BEACH, L. I.—J. B. Smith, 1288 Dean st, Brooklyn, has prepared plans for eight 2-sty frame dwellings, 20x20 ft, in the east side of Beach 84th st, 310 ft north of the Boulevard, for Benjamin J. Lechtman, owner and builder, care of architect. Cost \$20,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has plans in progress for a 2½-sty frame residence, 43x56 ft, at the southeast corner of Franconia av and 19th st, for Fred. Pigheini, owner, care of architect. Cost \$18,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 15x40 ft, in the west side of 114th st, 207 ft south of Myrtle av, for the St. Albans Contracting & Engineering Co., 850 St. Johns pl, Brooklyn, owner and builder. Cost \$5,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Joseph Mitchell, 332 West 24th st, Manhattan, has completed plans for a 1-sty brick factory building, 100x100 ft, on the north side of Jamaica av, 140 ft west of Sherman st, for Morris Brechner, 202 9th av, Long Island City, owner and builder. Cost \$18,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Passaic, N. J., has plans under way for 2-sty frame mill building, 60x100 ft, in the west side of Prospect st, 241 ft north of Cumberland st, for E. J. Dorf, South st, Jamaica, owner. Cost \$15,000.

HOSPITALS AND ASYLUMS.

RICHMOND HILL, L. I.—The Jamaica Hospital, Mrs. Robert W. Higbie, president, contemplates the construction of a brick and stone hospital building in the west side of Van Wyck st, 300 ft south of Fulton st, for which name of architect and details of construction will be available later.

JAMAICA, L. I.—Wm. J. Boegel, 8610 111th st, Richmond Hill, has plans in progress for a 5-sty brick and limestone hospital, 50x200 ft, at the northwest corner of Shelton av and Ray st, for St Mary's Hospital, owner. Cost approximately \$250,000. Plans will not be ready for estimates for some time.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—John M. Baker, 9 Jackson av, L. I. City, has plans underway for a 1-sty brick garage, 133x100 ft, at the northeast corner of Hancock and Nott sts, for John J. Daly, on premises, owner. Cost \$25,000. Architect will take estimates on general contract about January 5, 1920.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—P. Pennington, 2 East 41st st, Manhattan, has prepared plans for a 2½-sty frame residence, 30x60 ft, with 1-sty frame garage, at Locust Valley, for James L. Larkin, Locust Valley, owner. Cost about \$40,000. Architect will take estimates on general contract about January 1, 1920.

Suffolk.

DWELLINGS.

HUNTINGTON, L. I.—Alexander MacIntosh, Bible House, Manhattan, has plans in progress for alterations to the 2½-sty frame residence at West Neck Station, Huntington, L. I., for Dr. E. R. Fish, owner. Cost \$12,000. Architect will be ready for estimates on general contract about January 1.

BELLPORT, L. I.—Elmer A. Sperry, 40 Flatbush av, Brooklyn, contemplates the construction of a 2½-sty residence on Rodgers av, Bellport, L. I., for which name of architect and details of construction will be available later.

New Jersey.

DWELLINGS.

PATERSON, N. J.—H. B. Crosby, 125 Ellison st, Paterson, has plans in progress for a 2½-sty frame and stucco dwelling, 30x35 ft, in Park Manor, for Morris Aronsohn, 305 17th av, Paterson, owner. Cost \$16,000.

GARFIELD, N. J.—W. C. Pattison, Lawyers Building, Passaic, N. J., has plans underway for a 2½-sty frame dwelling, 24x42 ft, at Garfield, N. J., for C. Baker, care of Baker & De Boer, Garfield, N. J., owner and builder. Cost \$8,500.

SUMMIT, N. J.—Slee & Beyson, 154 Montague st, Brooklyn, have started to revise plans for a 2½-sty frame and stucco residence, 30x76 ft, at Summit, N. J., for L. L. Brown, owner, care of architects. Cost about \$12,000.

ENGLEWOOD, N. J.—Polhemus, McKenzie & Coffin, 15 East 40th st, Manhattan, have plans under way for a 2½-sty frame residence, 24x30 ft, on Booth av, Englewood, for Harvard Ingham, owner, care of architects. Cost about \$13,000. Architects will be ready for estimates on general contract about January 15, 1920.

GARFIELD, N. J.—F. Pirrone, 104 Midland av, Passaic, N. J., has plans in progress for a 2-sty frame dwelling, 22x40 ft, on Van Winkle av, for Joseph Mankowsky & Co., owners and builders, care of architect. Cost \$6,500.

BAYONNE, N. J.—Nathan Welitoff, 76 Montgomery st, Jersey City, N. J., has completed plans for a 2-sty brick dwelling, 22x45 ft, at the northwest corner of the Boulevard and 31st st, for Julius Rose, 510 Broadway, Bayonne, N. J., owner and builder. Cost \$14,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Frank Grad, 245 Springfield av, has completed plans for a 2-sty brick addition, 106x87 ft, to the factory building at 345 Morris av, for Barnet Burstein, 345 Morris av, owner. Cost \$30,000.

BAYONNE, N. J.—Moore & Danford, 746 South Dearborn st, Chicago, Ill., have plans in progress for a 6-sty reinforced concrete warehouse, 62x100 ft, at Bayonne, N. J., for the Goodman Express & Storage Co., Bayonne, owner. Cost \$98,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—J. J. McCafferty, 307 West 36th st, has the general contract for alterations to the 5-sty brick and stone bachelor apartment, 20x60 ft, at 46 West 75th st, for Nat. Ottensofer, owner, care of Robert Swartzburg, 103 Park av, architect. Cost about \$15,000.

Phone: Riverside 10437

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

Artificial Stone is growing in popularity

Unlike other Building Units, Artificial Stone is a NON-CONDUCTOR of DAMPNESS, COLD and HEAT. It reduces building costs and expedites construction. A wide variety of facing effects produced with crushed granite, marble, brownstone, Indiana limestone, carborundum, etc., makes it a sightly stone for every type of structure and its durability insures the lowest possible maintenance cost.

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

HYDRAULIC STONE CORPORATION
East 57th Street and Beverly Road Brooklyn, New York

DWELLINGS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for a 6-sty brick and limestone residence, on plot 25x100 ft, at 108 East 37th st, for George Nichols, owner, care of Charles A. Platt, 101 Park av, architect.

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, for Herman Liebovitz, 1459 Greenwood av, Far Rockaway, owner, from plans by Morrell Smith, Bank Building, Far Rockaway, architect. Cost \$15,000.

MANHATTAN.—Rangely Construction Co., 56 West 39th st, has the general contract for alterations to the 5-sty brick and stone residence, 25x90 ft, in the south side of 69th st, 200 ft west of Central Park West for Harry Helfgott, 467 Broadway, owner, from plans by Ben C. Bloch and Walter Hesse, 18 East 41st st, architects. Cost about \$30,000.

GRYMES HILL, S. I.—John Milnes Co., Port Richmond, S. I., has the general contract for a 2½-sty brick residence and garage on the east side of Howard av, corner Eddy st, Grymes Hill, for Frances Horrmann, Howard av, Grymes Hill, owner, from plans by James Whitford, Tompkinsville, S. I., architect. Cost about \$11,000.

FLUSHING, L. I.—Dual-Borough Building Co., 487 Dean st, Brooklyn, has the general contract for a 2½-sty frame dwelling, 24x35 ft, at the southwest corner of Oak and Quince sts, for Laura Hughes, 141 West 36th st, Manhattan, owner, from plans by A. E. Richardson, 100 Amity st, Flushing, architect. Cost \$10,000.

RYE, N. Y.—George Mertz & Sons, Portchester, N. Y., have the general contract for a 2½-sty frame and stucco residence, 36x40 ft, at Rye, N. Y., for F. Burnham Chapman, architect, 4 East 39th st, Manhattan, owner and builder.

QUOGUE, L. I.—Charles Carman, Quogue, L. I., has the general contract for a 1½-sty frame and stucco bungalow, 20x65 ft, at Quogue, L. I., for Allen Lindey, owner, care of Polhemus, McKenzie & Coffin, 15 East 40th st, Manhattan, architects. Cost about \$20,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Ruggles-Robinson & Co., 331 Madison av, have the general contract for extensive alterations to the 5-sty brick and stone warehouse, 50x98 ft, at 106-108 East 41st st, for Charles & Co., 44 East 43d st, owners, from privately prepared plans.

BROOKLYN.—W. Repatzky, 613 Willoughby av, has the contract for a 3-sty brick warehouse, 75x103 ft, on the south side of Flushing av, 492 ft east of Irving av, for Charles Magid, 56 Boerum pl, owner, from plans by Glucroft & Glucroft, 729 Flushing av, architects. Cost \$40,000.

LONG ISLAND CITY, L. I.—George A. Violante, 241 Camells st, Astoria, L. I., has the general contract for a 1-sty brick factory building, 100x100 ft, in the west side of Marlon st, 100 ft north of Webster av, for the Partler Realty Co., 95 Webster av, owner, from plans by Charles A. Taylor, 95 Webster av, L. I. City, architect. Cost \$30,000.

NEWARK, N. J.—Tucker & Lewis, 101 Park av, Manhattan, have the general contract for a 1-sty brick factory building, 60x100 ft, at the corner of Wright st and Av B, for Jaonecke-Ault Co., on premises, owner, from privately prepared plans. Cost \$15,000.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—D. W. McGee Construction Co., 142 First st, Newark, has the general contract for a 3-sty brick, stone and reinforced concrete addition, 36x145 ft, to the Berkley School, on Pershine av, for the Board of Education of Newark, owner, from plans by C. H. & Wilson C. Ely, Firemen's Building, Newark, architects. Cost about \$200,000.

STANDARDS AND APPEALS Calendar.

HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays, 2 p. m., as listed in the Calendar.
Special meetings as listed in this Calendar.
Call of Calendar, Tuesdays, at 3 p. m.
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

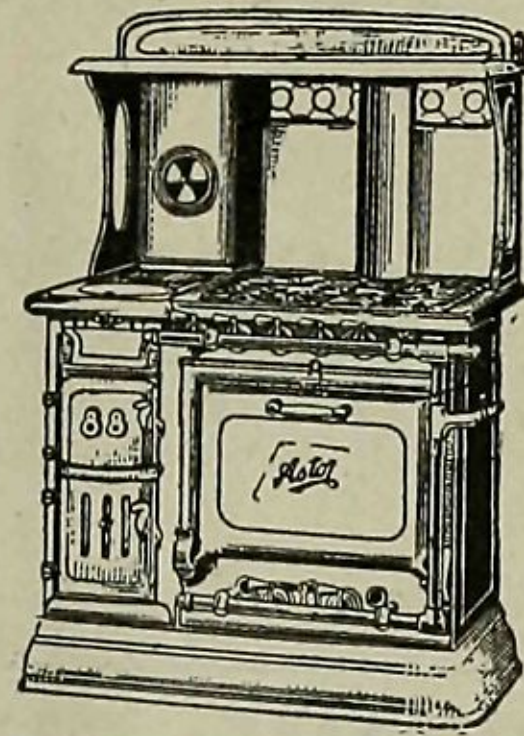
Tuesday, December 30, 1919, at 10 a. m.
NO MEETING.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, December 30, 1919, at 3 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners op-

portunity to file objections, if any. At this call each case is set for hearing on a definite day.
The next subsequent Call of the Calendar will

be on Tuesday, January 6, 1920, at 3 o'clock. The Clerk's Calendar is not to be confused with the Calendar of cases that have already been definitely set for hearing on fixed days.



The
UNION STOVE WORKS

Headquarters for Builders for
Kitchen Ranges for Coal or Gas, Furnaces, Heating Boilers, Laundry Apparati

THE GREAT "ASTOR" LINE

70 BEEKMAN STREET

Established 85 Years

Telephone: Beekman 2490

HECLA IRON WORKS

ESTABLISHED 1876

Architectural Bronze and Iron Work

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

DISTINCTIVE MARBLE WORK

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

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

A. R. ZICHA MARBLE CO.

813 Vernon Avenue

Long Island City

Telephone, Astoria 1930

KEWANEE

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

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

KEWANEE BOILER COMPANY

47 West 42nd St., New York



John P. Kane Company

TROWEL
PORTLAND CEMENT

MASONS'
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

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

EDWARD CORNING COMPANY, BUILDERS

52 VANDERBILT AVENUE, NEW YORK

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

Empire Brick & Supply Co.

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

MANUFACTURERS OF BRICK AND DEALERS
IN

MASONS' BUILDING MATERIALS

Executive Offices: 103 PARK AVE., NEW YORK

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

A Service Record of 45 Years **HOLMES PATROL** Carefully Selected, Trained, Reliable and Efficient Men, Adequately Supervised, Insure High Grade Patrol Service.

Day Tel.: Cortlandt 10
26 CORTLANDT STREET

Holmes Electric Protective Company

Night Tel.: Murray Hill 3030
16 EAST 10th STREET

"McLaury for Tile"

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

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

Tel. { 9764 } Murray Hill
{ 9765 }

 **Dragon**
PORTLAND CEMENT

The Lawrence
Cement Company

1 BROADWAY, NEW YORK

"CONCRETE FOR PERMANENCE"

WATSON ELEVATOR CO. Inc.

ELECTRIC ELEVATORS

Repair—Alterations

407 WEST 36th ST.

Phone Greeley 670

A.B.S.E.E.

ELECTRIC
ELEVATOR
COMPANY

220 BROADWAY
NEW YORK