

Real Estate Record and Builders Guide

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

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EDITORIAL

When to Call a Halt

Realization that the costs of the government have reached unbearable heights and that one of the most effective methods for reducing the cost of living is by drastic curtailment of appropriations, is reported from Washington. The prospect of a national budget of six billions with a deficit of three billions has alarmed Congressmen, who have at last heard the wail of the people that relief from excessive taxation must be had. Senate and House committees have, it is said, agreed that there shall be no public building bill at this session; that the diplomatic and consular appropriation shall be cut three millions lower than last year; that \$42,000,000 proposed for the education and Americanization of foreigners shall be reduced to \$6,500,000, and that the River and Harbor bill shall be pared down from \$42,000,000 to \$12,000,000. Further reduction in the appropriations for other federal departments is promised.

A year ago there was a general demand for large governmental appropriations for public works to give employment to returning soldiers and to give business in various lines a start after the paralysis occasioned by war. At present such measures are neither necessary nor wise. There is a shortage of labor, especially of the unskilled kind. And there is greater need of tenements, which the government cannot build, than of new post offices and court houses. There is now no lack of private dwelling projects and no stimulus other than the great demand for housing and office space is needed by builders to encourage them—all they are looking for is labor and mortgage money.

The reports of the immigration officials show that the tide has again set in the direction of our shores, so that there is likely to be more and more of common labor for work on buildings, in mines and mills and on transportation lines. From about 12,000 a month at the beginning of 1919 the number of immigrants rose steadily throughout the year until in December there were over 40,000 arrivals in this port alone and probably 60,000 in the country. These are not record-breaking figures, but they are promising. The prosperity of this country, now so widely advertised, and the lure of princely wages, cannot fail to prove an irresistible attraction to the half-fed peoples of southern Europe and the Near East.

Reduction of taxation, if accomplished, will help the money market. And in this connection it should be incumbent on the Legislature to take to heart the words of Senator Henry M. Sage, a recognized authority on state finances, as to the increase in the expenditures in New York State. In 1910 the appropriations were \$38,000,000; in 1919, \$78,000,000; 1919-20, \$95,000,000, and the requests for the present year amount to \$141,000,000. Every department has increased its expenses, and Senator Sage, in drawing the attention of the Merchants Association to the rapidly-mounting costs of the state government, took no antagonistic attitude towards the increased activities of those repre-

senting the people in carrying out the proposals they had enacted into law through their representatives in the legislature.

"The question is," declared Senator Sage, "not whether a more efficient Health Department and a better Labor Department and higher paid school teachers are desirable or not. But it is a question of how far the state ought to go."

Senator Sage would have the people stop and consider whether it is not, at the present abnormal moment, the time to call a halt on uncurbed appropriations and, like the prudent business man, when outgo exceeds income, cut overhead to the bare necessities. The Senator's suggestion is well worth consideration in view of the announcement of the Federal Department of Agriculture that the wholesale prices of staple meats and vegetables in New York City had increased from 10 to 100 per cent. since August 15, when the campaign to reduce the cost of living was started. This, evidently, is not the time to increase taxation.

Give private business a chance to get going; then, when it is established over a firm basis, will be time enough to consider projects that are well enough in their way, but not essential.

Deflation

Bankers hold that inflation, necessary in war times, if maintained during peace, results in continuation of high prices. Under our system of banking the Federal Reserve Bank can now exercise the same control over the money market as the Bank of England always has exercised by fixing the discount rate. The unification of the banking powers under the Reserve system, new to the financial community, is a powerful factor in stabilization of the money market and will aid in the re-establishment of business on a normal basis. With the raising of the discount rate to six per cent. the Federal Reserve Banks of the three Eastern Districts have taken a step that was expected, although the rate is higher than was anticipated. That it is a higher rate than the consensus of opinion in financial circles thought probable is evidence that in the view of the Reserve officials there is need for drastic measures in bringing about deflation. That this will be the immediate effect of the high discount rate is without question and the country may soon expect a distinctly favorable turn to prices in all markets.

That something more was necessary in fighting the high cost of living than mere governmental commissions to prosecute profiteers is proved by the figures published by the Department of Labor showing that prices of necessities are constantly rising notwithstanding all efforts to control them. Putting the dollar back on a true dollar basis will do more to bring prices down to their real level than all the pronouncements of theorists. The other one thing that will really help matters is production. If everybody gets down to business and

does a full eight hours' work each and every day the period of cheap money and high prices will soon pass.

There are signs that this idea is spreading throughout

the working community. It will, if every man who believes in it makes it his business to circulate this truth in every quarter he can reach.

Readers' Comment on Current Topics

Editor of the Record and Guide:

We hear a good deal about speculative prices of land and houses. Prices of living have about doubled—prices of building have increased about 75 per cent. Is real estate selling at double the prices of two years ago? Where then is the speculation in land? Western lands have gone up for say, \$250 an acre, to, say, \$350 and \$400—say from 40 to 80 per cent. At present value of the dollar compared with three years ago, that is no advance at all.

With some notable exceptions, the same seems to be true of stocks.

Further, I see no chance of "over-production" (more goods than the people can buy back) for at least two or three years. I feel sure that the demand for houses and land will not be met for another three years.

How can we have depression with a short market for goods and no material reduction of inflation?

New York, Jan. 20, 1920.

BOLTON HALL.

Editor of the Record and Guide:

In the present time, homes, apartments and buildings are largely the subject of daily discussion.

I advocated some time ago the building of large apartment houses, housing many families, and of the most modern construction, in large parks, laid out beautifully and making the surroundings lovely to live in. These large apartments can be built on land costing less than \$10,000 per acre and the present cost will not be so large as to make the rents high to the tenants. They should be built in the city and suburbs where all conveniences are to be had—gas, electric light, proper sanitary connections and reasonable labor construction.

With proper investment of money in these large apartments, with small fare, 5 to 10 cents, life can be made happy for any and all without crowding our cities to excess.

HENRY F VAN LOANE.

New York, Jan. 19, 1920.

Good Prices Realized at Auction of Sage Holdings

THE auction sale of the real estate owned by the late Margaret O. Sage, widow of Russell Sage, held at the No. 14 Vesey Street Salesrooms, on last Tuesday, aggregated \$2,619,250. There were thirty five parcels in Manhattan and Long Island. The original offering included sixty-seven small dwellings at Cedarhurst, which were taken over by a syndicate at private sale. The auctioneer was Joseph P. Day.

The Sage residence at 604 Fifth avenue, between Forty-eighth and Forty-ninth streets, was bid in by Michael Dreicer, the Fifth avenue jeweler, on behalf of Charles Thorley, the florist, at \$441,000. The assessed valuation of the property is \$430,000.

Samuel Augenblick paid \$117,000 for the leasehold of 632 Fifth avenue, a five-story and basement business building occupied by one tenant. This property is owned by Columbia University and was leased by the Sage estate until May 1, 1928. Its assessed valuation is \$490,000.

James Brannan purchased the two apartment houses at the corner of Central Park West and 102d street, paying \$155,000 for the corner and \$90,000 for the inside house. The eleven-story loft and office building at the northeast corner of Fifth avenue and Fifteenth street was sold to Newman Dube, clothing manufacturer and director in the Metropolitan Bank, for \$435,000. The four-story tenement at Nos. 45 and 47 West 125th street was purchased by the Neumont Realty Company for \$63,000.

Charles V. Paterno, builder, bought the three-story garage, 25.6x100.5 at 117 West Fifty-fourth street, for \$47,000.

The two six-story apartment houses, 100x100, at the northwest corner of Central Park West and 102d Street, were bought by James Brennan for \$245,000. The group of five four-story and basement private dwellings at the northeast corner of Madison avenue and Sixty-fourth street, went to Robert E. Dowling for \$337,000. This property is assessed at \$333,000 by the city. They were sold as one parcel.

Robert E. Dowling and Robert Simon bought the choice block front of vacant property on the east side of Riverside Drive between Cathedral Parkway and 109th street for \$435,000. This property is surrounded by high-class apartments like the Hendrick Hudson and the Bonavista.

The only parcel of Harlem realty, 45 and 47 West 125th street, a four-story brick flat with stores, on a plot 40 by 99.11, assessed at \$65,000 was sold to the Neumont Realty Company for \$63,000.

The southeast corner of Park avenue and Ninety-eighth

street, five apartments, was sold as follows: No. 1,269 Park avenue to Philip Gasner for \$28,350; Nos. 1,263, 1,265 and 1,267 to H. Brown for \$16,000, \$16,300 and \$16,500, respectively, and No. 104 East Ninety-eighth street to S. Lipschitz for \$16,000.

No. 1,325 Park avenue was purchased by August Dunwitz for \$29,000; No. 1,570 Lexington avenue by J. Bregstone for \$35,700; No. 1,572, adjoining, by Joseph Jacobs, for \$25,000; No. 1,374 by Isidor Sacks, for \$25,250; No. 1,576 by Margaret Stabler, for \$25,500, and No. 123 East 100th street, adjoining, all five-story tenements, for \$27,600; No. 123 East 100th street went to J. Gillman and John Lione for \$17,750; No. 107 to Gaetano Tomasula for \$17,600, and No. 109 to E. F. Altshul for \$26,000. The Open Stair Tenement Company bought for \$12,500 Nos. 515 and 517 East Seventy-sixth street, vacant.

The corner at intersection of Hunter avenue and Prospect street, Long Island City was sold for \$15,300 to the Kingsborough Development Company, and the dwelling in the east side of Hamilton place, 225 feet north of Central avenue, Far Rockaway, was bought by the Frank Realty Company for \$18,000. H. Frankfort bought the northeast corner of Central avenue and Hamilton place, Far Rockaway, for \$15,700; the Frank Realty Company the plot in the east side of Hamilton place 150 feet north of Central avenue for \$6,000, and David Isenberg the block front in the west side of Hude street, between Central avenue and John street for \$16,300.

AS A real estate barometer the records of Register James A. Donegan's office reflect the true condition of the realty market in Manhattan. During the year just ended they show an increase in transactions of more than 80 per cent.

Recorded leases on all kinds of realty were nearly trebled, as compared with the year 1918. Many, covering property in the downtown and midtown sections, were for terms ranging from five to thirty years and at rentals running from \$1,000 to \$225,000 per annum.

There was an increase of 24,701 instruments in 1919 over the year 1918. This increase consists of 5,789 mortgages, 7,135 deeds, 9,348 chattel mortgages, 1,792 satisfied real estate mortgages, and 576 satisfied chattel mortgages, 51 block changes and 10 miscellaneous papers.

Briefly summarizing the income of the register's office for 1918 and 1919 the result is: 1919, \$172,453.46; 1918, \$108,073.18; increase, \$64,380.28. The ratio of increase has been fully maintained during the first few days of 1920.

REAL ESTATE SECTION

Realty Legislation Delayed by the Socialist Hearing

Activity of Many Members in Proceedings on Eligibility of Five Assemblymen Prevents Constructive Committee Work

(Special to the Record and Guide.)

Albany, January 23.

REAL ESTATE and housing bills, like all other legislation, is feeling the effect of the proceeding to determine the eligibility and qualifications of the five Socialists recently suspended by the State Assembly. The hearings of the Judiciary Committee in this matter are being held in the Assembly Chamber, at the time ordinarily given to the consideration of legislation.

The prompt introduction of several bills designed to exempt the interest on the principal of mortgages on real property up to \$40,000 from the State Income Tax gave rise to the belief that these measures would be among the first to be given hearings. All these bills were referred to the taxation committees. The Socialist inquiry will interfere with this program, because several of the members of the Judiciary Committee are also on the Taxation Committee.

Before many weeks the Legislature will have before it the report of the Davenport taxation investigating committee and it is believed that this report will discuss the limitation of taxes on realty.

The advocates of the limitation measure which passed last year now contemplate framing a bill which will limit the burden of taxation which can be placed upon realty at a certain percentage of the budget of a city. In the preliminary discussion the suggested percentage was 75 per cent.

Within the next few weeks several bills favored by the New York City Real Estate Board and having for their ultimate purpose the reduction of the city budget by the elimination of useless bureaus will be introduced. One of these bills will call for the abolition of the sinking fund and another will provide for the payment of taxes in New York City into a single bureau doing away with several departments which now receive taxes. These bills were discussed and tentatively framed this week at a conference attended by John P. Leo, of the Bureau of Standards and Appeals, David Hirschfeld, Commissioner of Accounts, A. C. McNulty, counsel for the Real Estate Board and Edward P. Doyle, also representing the Real Estate Board.

Another bill shortly to be introduced will revive and extend the corporate existence of the New York Real Estate Association. Under the terms of this bill the corporate existence of this association is revived and "declared to be a valid corporation with the same force and effect as the same existed on June 25, 1919, and prior to the expiration of the period for which said corporation was created." This organization, chartered 50 years ago, through inadvertence permitted its charter to expire. There is little doubt about the speedy enactment of such a measure.

Senator Dunningan introduced a bill this week amending the General City Law by providing for the acquisition by cities of lands for the purpose of erecting dwellings upon such land and renting such dwellings at cost.

Minority Leader Donohue in the Assembly submitted an amendment of the New York City Charter which provides that no tax lien for unpaid taxes, water rents or charges or assessments on any real estate shall be sold by the city unless the word "arrears" shall have been written in a bill for

taxes upon the same property previously delivered.

Both the Senate and Assembly have adopted a resolution calling upon Public Service Commissioner Nixon to file a report with the Legislature showing whether or not his investigations have disclosed if it is possible for the traction companies operating in New York City to render adequate service at the present rate of fare, together with any recommendations he believes will relieve traction conditions in New York City.

This action by the Legislature is significant in view of the recent consideration of the report of the up-state public service commission, as well as a report from Commissioner Nixon, urging the enactment of legislation vesting the commissions with power to fix local traction fares irrespective of franchise agreements and statutory limitations.

There is a strong sentiment in the Legislature in favor of granting the public utility corporations relief from the stress they have felt by reason of the increased cost of wages and materials. This sentiment is especially pronounced among the representatives from up-state cities, where the local traction lines are facing ruin unless permitted to increase their fares. Several opinions by the Court of Appeals have indicated that the duty of relieving local traction companies rests with the Legislature. This court has pointed out that where franchise agreements or statutes fix the maximum rates to be charged the courts are powerless to intervene.

Strong opposition has developed in the Legislature to several bills providing for the licensing and regulation of real estate brokers and dealers. One of these bills places the licensing power in the Secretary of State and the other in the mayors of cities whose population exceeds 200,000. The attitude of the opponents of the bills is that the real estate situation all over the state is such that nothing should be done to check the activities of real estate brokers or limit their efforts to relieve housing conditions. It is pointed out that present cramped housing conditions are largely the result of excessive war prices for materials and not the outcome of the acts of individuals.

A new rent commission bill made its appearance in the Assembly this week. The measure, introduced by Assemblyman Jesse, would create two rent commissions, one for the first district embracing New York City and another for the second district, including Buffalo and Rochester. A commission of three members will operate in each district. The members will be named by the governor. Under the terms of the bill the commissions may on their own initiative or upon complaint investigate the reasonableness of rents and other charges imposed for occupancy of real estate and determine what such rents and charges shall be.

Another bill introduced by Assemblyman Jesse provides for the exemption from increased valuation of real property improved for dwelling purposes in New York City, the valuation not to be increased over that on the day the building plans are approved until the assessed valuations for 1926 are fixed, provided plans have been approved on or before October 1 next and the building ready for occupancy before December 31, 1921.

Victory Hall Will Be Built by Popular Subscription

Plans for \$15,000,000 Monument in Pershing Square Now Being Prepared
by Herts & Robertson, Architects

UNLESS the present plans miscarry, Victory Hall, the proposed monument to New York's dead and living heroes of the World War, will be one of the noteworthy public structures of the country. The site selected for this structure is the block lying south of the Grand Central Terminal, between Forty-first and Forty-second streets, Park and Lexington avenues. The west half of this block is now owned by the city and is being used for subway purposes, but in no way will this interfere with the construction of the projected structure.

In both plan and design this structure will embody a number of unusual features. Herts and Robertson, the architects, are now working out the details and it is hoped that the preliminary arrangements will be completed so that this \$15,000,000 project may be started before the close of the current year.

A complete description of this building is impossible at this time because the details have not yet been finally worked out. On the level of the Fourth avenue esplanade there will be a great auditorium and convention hall into which processions may march from the esplanade, through the main portal of the edifice, which will be a triumphal arch incorporated into the Fourth avenue front. It may also be reached from the Forty-second street level by elevators and numerous stairways. This auditorium will be in the form of a lofty amphitheatre. A majestic monumental colonnade will surround it upon the exterior. The roof will be an uninterrupted span with a ceiling carefully devised to secure the best acoustic effects. In the center will be an oval arena 120 feet in width and 270 feet long that will admit of a running track, ten laps to the mile.

This auditorium has been planned to provide for tournaments, great musical festivals, pageants, athletic games, large civic gatherings and public assemblages, including those of a dramatic nature, and will afford as well to the children of the public schools an athletic practice arena for which a great need now exists. This hall will seat 5,000.

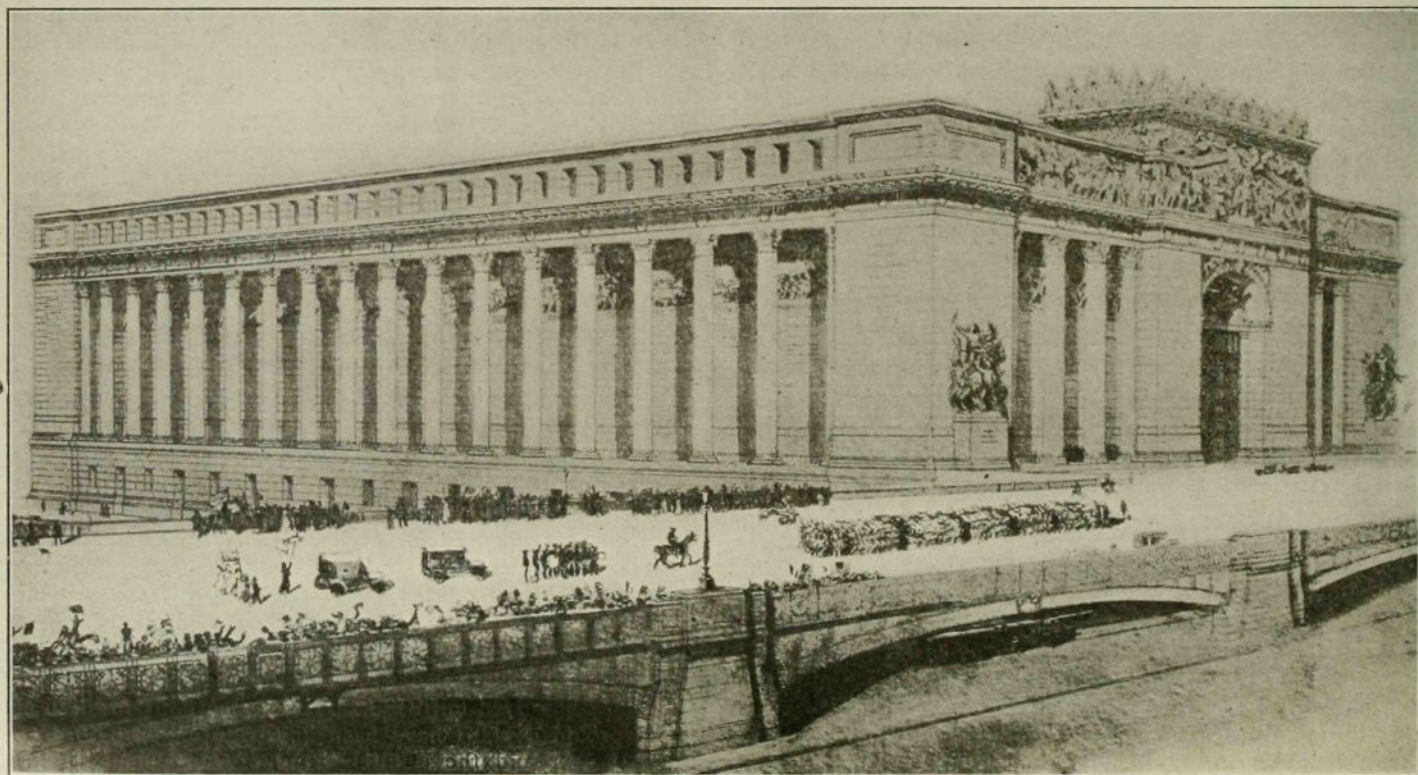
Around the walls of this great auditorium there will be a broad continuous band bearing in bronze or gold letters the name and unit of each soldier, sailor and marine, as well as of each man and woman from the city of New York, belonging to the Red Cross, Salvation Army, Y. M. C. A., Jewish Welfare Workers, K. of C. and Army Nurse Corps, and of all others who died in the service. The roof of the auditorium will be sustained by horizontal girders 20 to 30 feet deep. The space between these will be available for separate meeting and club rooms.

Provision is being made in the plans to devote considerable space for the use of the American Legion.

The great American Legion hall will be surrounded by other rooms to be given over to auxiliary and patriotic bodies. The central part of this floor will be 235 feet by 112 feet and will form a hall for the meetings, dances and other entertainments of the organization and of the other societies affiliated with it. Surrounding this central hall, which will be of great dignity and illuminated by large clerestory windows, will be a balcony looking down upon the hall. Beneath this balcony will be a corridor giving access to a number of rooms which will be assigned to the G. A. R., Loyal Legion, and the auxiliary societies, patriotic groups and other organizations that carried on war activities.

On the floor below the street level will be located the imposing Memorial Shrine and Hall of the Allies. These apartments will be reached from the street level and from the subway station by four broad monumental stairways, descending from the great foyers running north and south and one to the east and another to the west, and by elevators.

From the eastern end of this hall a double intramural stairway will lead into a lofty memorial hall or crypt, 70 feet square, hewn from solid rock underlying this section of the city. In the center of this crypt will be placed an altar, upon which there will forever burn a fire or beacon that will serve as an "Inner Shrine of Memory" and to symbolize the purpose of Victory Hall.



PERSPECTIVE OF VICTORY HALL IN PERSHING SQUARE.

Review of Real Estate Market for the Current Week

Many Important Multi-Family Houses Figure in Recent Transactions and Buyers of Plottages for Improvement Were Active

CONSIDERABLE buying activity developed this week in the real estate market, the business reflecting a lively interest in practically every kind of property. The chief contributing factor in the large number of transactions closed was the heavy trading involving large apartment houses which was stimulated largely by speculative interest.

Among the notable transactions of the past week figured the 12-story apartment house at 405 Park avenue, which was purchased by tenants from J. C. Mayer and Millard Shroeder, who acquired the property several weeks ago, and who further displayed their confidence in Park avenue holdings by acquiring this week another large fireproof apartment at 640 Park avenue, valued at \$1,400,000. Other large apartments which changed hands were The Turin at 331 to 335 Central Park West, acquired by the Realty Syndicate, Inc.; The Verona, at Sixty-fourth street and Madison avenue, held at \$1,100,000; The Bellguard, valued at \$700,000, which was bought by Joseph Shenk, who also added to his holdings a number of other multi-family houses on Washington Heights and in the Bronx; the apartment house at 777 West End avenue and Ninety-eighth street, held at \$750,000; three apartments on Washington Heights purchased by an operator and numerous others.

In spite of prevailing high construction costs, sites for structural operations are still in demand. In the financial district the Lawyers Mortgage Company purchased the three old 5-story buildings at the corner of Maiden Lane and Nassau street, where they intend to erect a building of at least 12

stories in height for their own use. On upper Fifth avenue interest again centered around Fifty-seventh street, where the John L. Riker Estate, located at 19 West, was sold for \$500,000 to a buyer who is planning to erect an 8-story business building on the site.

Operators, too, claimed their share of the business. Harris & Maurice Mandelbaum, Fisher & Lewine again figured in a million-dollar purchase involving the 15-story office building at 395 to 399 Broadway. The loft structure at 43 to 47 West Twenty-fourth street, held at \$500,000, was sold by Isaac Schiff to the Elias Gussaroff Realty & Construction Company.

It is interesting to note the immediate effect of prohibition on realty, as with the advent of "dry" days came reports of many leases of hotel space. Conspicuous among these was the rental to the United Cigar Stores of the century-old Eastern Hotel at the lower end of Manhattan for a 21-year term at an aggregate of \$2,500,000. The same company also leased earlier in the week the Saks department store building at Herald Square for a 21-year term at a total rental of \$8,500,000. Another 21-year lease in the same vicinity involved the property at 138 West Thirty-fourth street at a rental of \$700,000. The Silver Lunch Company signed a million-dollar lease for the 2-story building at 1663 to 1696 Broadway, also for 21 years.

The shortage of space and the persistency of the demand was emphasized by the alacrity with which available space was absorbed and in many cases its occupancy secured by leases of unusually long terms.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 151, as against 139 last week and 49 a year ago.

The number of sales south of 59th street was 68, as compared with 63 last week and 14 a year ago.

The number of sales north of 59th street was 83, as compared with 66 last week and 35 a year ago.

From the Bronx 61 sales at private contract were reported, as against 55 last week and 22 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 115.

Annual Report of Title Company.

In the annual report of President Clarence H. Kelsey of the Title Guarantee and Trust Co. he calls attention to the interesting fact that the Record and Guide, under date of January 3 of this year, published a list of thirty-one real estate transactions during 1919, each involving two and one-half million dollars and upward. Of the thirty-one all but seven were examined and insured by this company.

The company sold to investors in 1919 \$26,477,728 in mortgages, as compared with a little over \$19,000,000 in 1918. The largest record in mortgage sales ever made by the company was in the years 1905 and 1906, when the sales amounted to about \$74,000,000 each year.

The recorded mortgages for the year 1919 in Greater New York exceed those recorded in 1906, the report continues. The reason why the mortgage business of the company was not as large as in 1906 apparently is that a large proportion of the real estate boom of 1919 has been financed by the owners of the property in the way of purchase money mortgages and not by lending institutions and individuals. They have not been willing to furnish the money and the mortgage market has been much restricted by the Federal income tax.

President Kelsey says:

"In New York it was necessary to devise some method of disposing of our larger mortgage investments, for the individual buyers for them had been frightened off by the income tax. Our participation certificates have been very helpful in this respect. During the year we have sold 3,193 certificates, amounting to \$5,033,603 in New York, and 1,406 in Brooklyn, amounting to \$1,194,712. These certificates are increasing in popularity as the general public becomes better acquainted with them. We take one large mortgage, have it guaranteed by the Bond & Mortgage Guarantee Co. and sell it to our investors, giving to each one the exact amount of investment that he desires. The plan is very elastic, as it permits reinvestment each three years as interest rates change. It also allows for a re-valuation of the property and the adjustment of the amount of the mortgage, should change of value require at any time.

"The title losses for the year amounted to something over \$31,000, which is perhaps a little below our yearly average, which has been about \$50,000 since the organization of the company.

"The profits from the banking business itself show a satisfactory advance in New York and Brooklyn and a very decided advance in Jamaica and Long Island City in Queens.

"The total deposits at the end of 1919 amount to something over \$35,000,000, as compared to \$28,000,000 at the close of 1918. This amount is the largest in our history at the close of any year. The increase amounts to \$3,000,000 in New York, \$3,000,000 in Brooklyn, \$400,000 in Jamaica and nearly \$50,000 in Long Island City. The increase is due partly to better times and partly to a very determined effort on the part of our banking department to increase its usefulness in the community. The number of accounts has increased from 10,931 to 11,834, a gain of almost 900 in the year.

"The income from trusts shows an advance of approximately \$30,000 above the figures of last year."

Cobb-Macey-Dohme, Inc., Will Move.

Cobb-Macey-Dohme, Inc., have leased for twenty-one years the four upper floors of the building, 412 Broadway, for offices and display purposes, at an aggregate rental of about \$130,000. The Charles F. Mayes Company made the lease for Frank D. White and G. F. Heublein. Adolph F. Dohme, president and treasurer of the leasing company, in commenting on this lease, stated:

"Our business was the first office equipment business to move north of Franklin street. Ten years ago we selected 412 Broadway as the future center of the office furniture and office equipment business. How near right we were is best emphasized by the fact that during the past two or three years the largest firms in the city including Globe-Wernicke, Mosler Safe Co., Herring-Hall-Marvin Safe Co. and Remington Typewriter Co. have purchased buildings right in this section of Broadway close to Canal street. We selected 412 Broadway because it was in the Canal street block and because we knew that all subway lines in New York City would have stations on Canal street and this would make this Broadway section near Canal street the most convenient of all downtown sections for business purposes. Our business has grown largely at 412 Broadway, and we find that we have outgrown for showroom purposes the store and basement that we have been occupying. Double the space was required, so the lease that we have just made gives us over 20,000 square feet of the very best display premises in New York, and here we will be located for many years to come.

"Ground floor space in New York City has become so expensive for merchants that the price is prohibitive to those firms who wish to sell their goods on a close margin. It is my prediction that within fifteen years the leading firms in our line of business will be transacting their business above the ground floor, and this is right along the lines of economy and exactly the same as is being done in several western cities such as Chicago with its Republic Building filled with retail firms of high standing, and in St. Louis. Not only do large upstairs salesrooms permit of economy in operation, but the premises are better for salesroom purposes on account of better ventilation, better light and better facilities for showing our product. Our building at 412 Broadway directly faces Lispenard street and the upper floors of the building have natural light and sunshine at every point. Our executive offices will occupy the top floor of our new quarters; our second floor will be devoted entirely to the display of mahogany furniture; our third floor to oak furniture, and on the fourth we will display

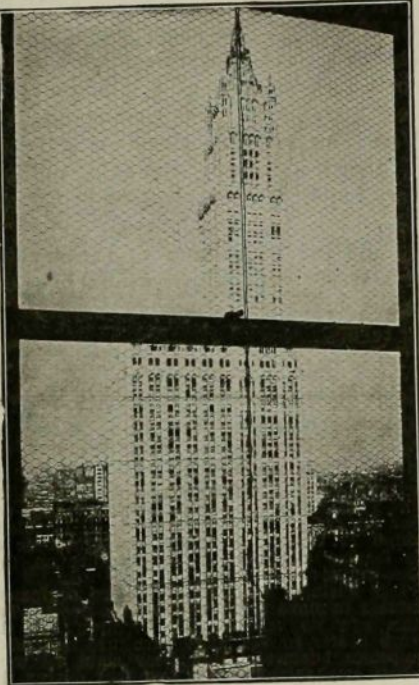
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Mr. Dohme has seen the center for the office furniture business extend north from Liberty street to Nassau and from Broadway and Worth street to the present point where it will probably remain for all time, and it is very close to the financial district and at the same time convenient for uptown shoppers. When he originally moved his business from lower Broadway to 412 Broadway, many in the same line thought he was making a rash innovation, but within a very few years many others followed. It is believed that many others who are unable to get ground floor locations in the exact centers that they wish to locate, will follow Mr. Dohme's lead, with the result that merchandising above the ground floor will be the next important development in the New York real estate market. This has been tried successfully with clothing, shoes, women's apparel, and it is pointed out that there is no reason why it cannot be done with marked success by almost any other line of business.

Stoddard & Mark, attorneys, represented the owners of the property. Williamson & Bayles represented the leasing company. Charles F. Noyes Company sold the property to the present owners, and only recently reported a lease for twenty-one years of the store and basement at an aggregate rental of \$200,000, to the Exchange Buffet Corporation.

Brooklyn Brokers to Dine.

The annual banquet of the Brooklyn Board of Real Estate Brokers will be held at the Hotel Bossert tonight at 7 o'clock.

The guests of the evening will include United States Senator William M. Calder, State Senator Henry M. Sage, Hon. Edward Riegelmann, President of the Borough of Brooklyn; Rev. Paul Moody, rector of the Madison Avenue Presbyterian Church of Manhattan; J. Willison Smith, lately manager of the housing division, U. S. Shipping Board, Emergency Fleet Corporation, and others.

William Raymond Burling, president of the board, it was incidentally learned today, has a big surprise for the members, the exact nature of which he refuses to divulge, although rather unwillingly admits it to be something entirely new in the arrangements for this year's dinner.

The committee in charge are James B. Fisher, chairman; Fred E. Snow, George Horton, Joseph W. Catharine and George H. Gray.

Franklin Simon Co. Secure Addition.

Franklin Simon & Co. have purchased 5-9 West 37th street from Wolf Bros. & Co., of Philadelphia, which will add more than 90,000 square feet to their present floor space. The new addition is a modern fireproof twelve-story building and is in the rear of their present 38th street buildings. The lower six floors will be used for selling purposes and the upper six floors for manufacturing, stock rooms and reserve stock rooms. The individual floors will be occupied as soon as the leases of their respective occupants expire, the majority of which only have a short time to run. Franklin Simon, & Co. will do all their shipping, receiving and delivering on 37th street, thus relieving the congestion on 38th street, which on account of its excellent transit facilities has become one of the best specialty shop side streets in New York City.

Operators Acquire \$1,000,000 Loft.

The Forty-fifth Street Exchange Building, at 141 to 147 West 45th street, held at \$1,000,000, has been sold by the Arthur Carter Realty Company to Vogel & Schultz, through the Knap & Wasson Company. The building is thirteen stories high, 70x100. The annual rental is about \$125,000. The leases expire in about a year. The thirteenth floor is given over to the storage of films. The sellers acquired the property last September from Frederick Brown, who gave in part payment a large estate at Mount Kisco, N. Y. Morrison & Schiff were the attorneys.

Trinity Church Corp. Sells Chapel Site.

The Charles F. Noyes Company sold for Trinity Church to Adolf Pricken for his Coastwise Warehouses, Inc., the plot of 33,600 square feet, on which stood for over a century St. John's Chapel, at 34-50 Varick street, extending through to St. Johns lane, with frontages of 240 feet on each street and a depth of 140 feet. Mr. Pricken is taking up with the city of New York the matter of the extension of York street so as to bisect the property into two plots, each about 100x140, on which he will erect two eight-story fireproof warehouses to contain 150,000 square feet of space each. The total operation

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will represent an investment of approximately \$2,000,000.

The plot is opposite the St. John's Park freight depot of the New York Central lines. With this improvement the warehouse company will control approximately 1,000,000 square feet of space in lower Manhattan.

Verona Apartment Sold.

Benjamin Winter, who has dealt extensively in apartment properties on the West Side in the last few months, turned his attention to the East Side this week. From the Thornhill Corporation he has purchased the ten-story Verona apartment, at 32 East 64th street, on plot 132.6x100. This is one of the finest apartment houses in the Madison avenue section, and was erected about ten years ago, meeting with continuous success since its opening. It won a first prize in a contest for its interior finish. It has two apartments to a floor of twelve rooms and four baths each. Leopold & Herbert Weil represented the purchasers and Douglas L. Elliman & Co. the sellers.

Buyers Plan Eight-Story Structure.

Brown, Wheelock Company, Inc., and Royal Scott Gulden sold for the estate of John L. Riker the four-story dwelling, 50x100, at 19 West 57th street. The brokers report that \$500,000 was paid for the property, or \$10,000 a front foot. The buyer will erect on the site an eight-story business building. The property was held free and clear, but the estate allowed a purchase money mortgage to remain. It is reported that an owner of a single lot further down the block has refused an offer of \$20,000 for this house.

Operators Buy Broadway Building.

Harris & Maurice Mandelbaum, Fisher & Lewine purchased from the Equitable Life Assurance Society 395 to 399 Broadway, the southwest corner of Walker street, a fifteen-story office building, with a frontage of 51 feet on Broadway and 147 feet on Walker street. The property was held at \$1,000,000.

Builder Adds to Holdings.

The Holland Court Realty Co. has sold the eleven-story apartment at the northwest corner of Park avenue and 92d street, fronting 100.8 feet on Park avenue and 130 feet on 92d street. This property was purchased by the present owner as a possible future site for Miss Spence's school for girls. It stands at the crest of Carnegie Hill, near the large house and gardens of George Ehret and the new home of Francis Q. Palmer, on the northwest corner of 93d

street. The buyer is the Apartment Management Co., Edgar A. Levy, president. Douglas L. Elliman & Co. were the brokers.

Big Long Island City Deals.

William D. Bloodgood & Co., Inc., have sold one-half of the block bounded by Pierce, Eighth and Ninth and Washington avenues, Long Island City, to a New York moving picture company for a studio. This plot is but one block from the big studio now being erected by the Famous Players-Lasky Co. The same realty firm has also sold a factory at Hamilton street and Freeman avenue, Long Island City, to the Chemical Novelty Co. of New York, and have leased to the Maxwell Motor Car Co. for its Long Island City agency the garage on Hancock street, near Webster avenue.

Lawyers' Mortgage Co. Buys.

One of the most important real estate transactions that has been effected in months was that closed this week by the Lawyers Mortgage Company, Richard M. Hurd, president, for the northeast corner of Maiden lane and Nassau street, opposite the site of the proposed Federal Reserve Bank. It is the intention of the Lawyers Mortgage Company to erect a building for its own use of not less than twelve stories in height.

The property acquired consists of three old

five-story buildings with a frontage of 43 feet on Nassau street and 57 feet on Maiden lane. The buildings are known as 58 Nassau street and 29 and 33 Maiden lane.

The brokers in the transaction were Cammann, Voorhees & Floyd.

Considerable time and trouble were involved in assembling the properties and acquiring title. Most of the tenants had long leases and hesitated to surrender them because of the shortage of space downtown and the desirability of the location. It was not until then that the "lease snarl" was untangled and the way opened for the great improvement contemplated.

Park Avenue Apartment Sold.

J. C. and M. G. Mayer and Millard Shroeder, who recently purchased and resold 405 Park avenue, gave further evidence today of their faith in Park avenue by purchasing from the Shafpa Realty Company, through Robert C. Knapp, of Douglas L. Elliman & Co., Inc., the thirteen-story fireproof apartment house at 640 Park avenue, the northwest corner of 66th street. The building was erected by the Fullerton-Weaver Construction Company in 1914. The plot contains more than 9,500 square feet and is considered one of the finest apartment houses on Park avenue. The building is arranged with one apartment to a floor, containing 18 rooms, 6 baths, 40 open wood-burning

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fireplaces, cedar wood closets and individual laundries. Rentals, \$140,000; asking price, \$1,400,000. Among the tenants are George D. Pratt, Robert Franklin Adams, W. V. S. Thorn, Andrew Fletcher, Edward Drexel Godrey and Charles A. Coffin. Stoddard & Mark, attorneys, represented the purchaser and Nathan Smyth the sellers. Douglas L. Elliman & Co. will continue as managing agents of the apartment house.

West End Apartment Sold.

Elgar & Feinberg resold for Clements Realty Company to Reznick & Zimmer 777 West End avenue, southwest corner of 98th street, twelve-story elevator apartment house. Rentals, \$85,000; asking price, \$750,000. The house was built eight years ago by Edgar A. Levy. Frank Locker represented the buyers and H. B. Davis the sellers. The same brokers sold the property recently for J. C. and M. G. Mayer.

Shenk Figures in Several Deals.

Joseph Shenk bought from a client of Morrison & Schiff the Bellguard, a twelve-story apartment house at the southeast corner of Broadway and 89th street, 101x80, held at \$700,000; also bought from a client of the Duross Company the southeast corner of Broadway and 141st street, two six-story apartments, 120x100, held at \$400,000. Mr. Shenk sold through Max Rosenfeld to Philip Wattenberg, Nos. 1394 to 1402 Clay avenue, three six-story apartments, 135x100, held at \$275,000; also to a Mr. Gerdino through A. Walkenberg the six-story apartment at the northeast corner of Haven avenue and 169th street; also sold through William S. Baker to the Jules Realty Company Nos. 503 and 507 West 133d street, two six-story apartments, held at \$150,000.

Syndicate Acquires the Turin.

Feinberg & Reiss, Inc., sold for the Benenson Realty Company to the Realty Syndicate, Inc., J. W. Doolittle president, the Turin, a twelve-story elevator apartment house, 125.8x173.4, at 331 to 335 Central Park West, northwest corner of 93d street. There are one six, two seven, two eight and one nine room apartments to a floor. Asking price, \$1,500,000. Fifty of the seventy-two leases expire on October 1, when the new owners expect to derive an annual income of close to \$200,000 from the property.

Tenants Buy 12-Story Apartment.

A group of tenants bought the twelve-story apartment at 405 Park avenue, northeast corner of 54th street, from J. C. and M. G. Mayer and Millard Schroeder, who purchased it several weeks ago from a syndicate of New York and Massachusetts interests.

The purchasing syndicate of tenants was represented by Walter C. Wyckoff, who has managed the property since its completion, about eight years ago.

The building has a frontage of 100 feet on Park avenue and 90 feet on 54th street, and is one of the most attractive in the Park avenue section, having a facade of Indiana buff limestone and red brick. It contains every modern convenience, is arranged in two suites on a floor of ten and twelve rooms, and was erected in 1912 from plans by Cross & Cross. The attorneys in the transaction were Stoddard & Mark, for the seller, and Dorman & Dana, for the buyer.

Polo Company Buys.

L. J. Phillips & Co. and Robert F. Bonsall have sold for the County Holding Company, William Crittenden Adams, president, the modern twelve-story building at 153 to 157 West 23d street, 60x98.8, between Sixth and Seventh avenues. The property, which was sold for all cash above the first mortgage, was held at \$475,000. The purchaser is the Palo Company (S. Schimmel, president), manufacturer of laboratory supplies, that has been located for many years at 90 Maiden lane.

Syndicate Buys Two Block Fronts.

A syndicate composed of Michael Retzker and Herman B. Selvin has purchased from Sonn Brothers the St. Helena and St. Augusta at 408 to 420 West 130th street, two six-story elevator apartment houses, 289x100, containing eighty-nine suites, showing a rent roll of about \$100,000. The property was held at \$600,000. This syndicate also purchased from Morris Schinasi 459 to 477 Manhattan avenue and 352 West 120th street, adjoining, eleven four-story dwellings, held for \$165,000. L. J. Phillips & Co. negotiated the sale. Wise & Seligsberg represented the seller and Abraham Leitcher the purchaser. Negotiations for the resale of several of these buildings are pending.

Operator Figures in Four Deals.

Isaac Portman, operator, figured in four transactions recently. Through Pease & Elliman he purchased from Benjamin Chase the six-story apartment house at the northeast corner of Fort Washington avenue and 161st street, on a plot 108x130x irregular, arranged for forty-two families, and held at \$300,000. He also bought from Nicholas Seely, through the Nehring Company, 576-580 West 176th street, a

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five-story apartment, on plot 75x88, held at \$120,000 and renting for \$18,000. Mr. Portman resold through the Associated Realty Company to the Whole Realty Corporation the seven-story offices at 30 and 32 East 20th street, 40x92, held at \$250,000; also resold to the Harkin Realty Company, represented by H. H. Feldstein, the northeast corner of Audubon avenue and 173d street, a six-story elevator apartment, 95x100, held at \$200,000 and renting for \$30,000.

Manhattan.

WATER ST.—Wm. A. White & Sons sold for Charles H. Demarest 4-sty building, on plot 24.7x63, at 194 Water st. E. Sanchez & Co., olive oil importers, now located at 55 Front st, were the purchasers and will occupy their new premises in May.

103D ST.—James H. Cruikshank sold to Geo. H. Walker, 218 and 220 East 103d st, two 4-sty flats, 50x100. As part payment Mr. Cruikshank took eleven lots in East 29th st and Av Z, Flatbush, Brooklyn. William C. Hyde was the broker.

111TH ST.—Harry Sugarman resold for Marion & Vogel 307 West 111th st, a 5-sty apartment, 33.4x100.

115TH ST.—I. D. B. Realty Corp. sold through I. L. Levin to a Mr. Fray, 5-sty flat, 18x100, at 50 West 115th st.

116TH ST.—Jerome A. Kohn sold for Mary Dux, 125 West 116th st, a 5-sty apartment, 28.6x100.

116TH ST.—The Grand Theatre, 62x100, at 9 and 11 West 116th st, has been sold to Joseph Selden and Morris Goldman by the Uptown Holding Co., through L. Kriger.

117TH ST.—George W. Sasse sold for Mrs. Elizabeth Gallinger 134 West 117th st, a 5-sty flat, 25x100.

118TH ST.—Albert B. Ashforth, Inc., sold for the American Bible Soc. the three 5-sty flats, each 33x100, at 200 to 204 West 118th st, southwest corner of 7th av.

118TH ST.—John C. Kessler sold to Nicholas Agostino 509 East 118th st, a 3-sty dwelling, 16.8x100.11.

120TH ST.—John Reid sold for the Reliant Leasing Co., Michael Retzker, president, 352 West 120th st, a 4-sty dwelling, 18.1x100.11, to a client of London & Davis.

121ST ST.—I. D. B. Realty Corp. bought from John Katzen 321 and 323 East 121st st, a 6-sty loft, 50x100, through I. L. Levin.

121ST ST.—Leonard Weill bought from the Sheldon estate 54 to 58 East 121st st, three dwellings, 50x100, through Jacob Bernstein.

121ST ST.—The two 4-sty tenements, 25x100 each, at 439 and 441 East 121st st, have been sold through Morris Florea. Mary E. Carter is the owner of record.

122D ST.—H. T. Pfeifer sold for the College Holding Co. the 6-sty apartment, 63x91, at 521 and 523 West 122d st.

123D ST.—O'Reilly & Dahn and A. Rosen sold for Jessie Crawford 62 East 123d st, a 3-sty dwelling, 18.9x100.11.

129TH ST.—James H. Cruikshank purchased from Lizzie M. and Florence M. Sayre, 30 West 129th st, a 3-sty dwelling, 21.6x100, through William S. Denison & Co.

130TH ST.—S. F. Howell sold for the Henry S. Fearing estate, the 3-sty dwelling, 239 West 130th st, 19.6x100.

130TH ST.—Ernest T. Bower sold for Richard Bonnamy to the Dormond Realty Co., Simon Meyers, president, the 5-sty flat, 100½ West 130th st, 20x100.

130TH ST.—J. S. Maxwell and W. W. Miller & Co. sold for the Millblanch Realty Co the 5-sty apartment, 25x100, at 303 West 130th st.

136TH ST.—Nathan Schwartz sold for Edwin C. Beaumont the 6-sty apartment, 37.6x99.11, at 510 West 136th st.

137TH ST.—The Central Union Trust Co., as trustees for the Curtis B. Pierce estate, have sold to the Sarco Realty Co. the vacant parcel at the northeast corner of 137th st and 7th av, size of plot being 100x100. Cruikshank Co. was the broker.

144TH ST.—William Oppenheim bought 530 West 144th st, a 6-sty apartment, 87.6x100.

148TH ST.—J. S. Maxwell sold for the Globe Realities Co. the 6-sty apartment at 412 to 420 West 148th st, 100x99.11, to Merit Realty Co., Marcus L. Osk, president.

149TH ST.—William S. Baker resold for Harris and Maurice Mandelbaum and Fisher and Isidore I. Lewine to Abraham Zauderer the 6-sty apartment, 75x100, at 460 to 464 West 149th st.

152D ST.—Benenson Realty Co. bought 620 and 622 West 152d st, a 5-sty apartment, 63x100.

159TH ST.—James L. Van Sant resold to Joseph Horowitz, the 3-sty dwelling, 15x100, at 551 West 159th st, through E. E. Thomas; also to Gussie Perlman similar house at 553.

160TH ST.—Charles Berlin sold for S. Speigel to Herman Bohland, of Syracuse, the 5-sty flat, 37.6x100, at 554 West 160th st.

168TH ST.—Duross Co. and George H. Bell

sold for Anna Brandt, the 5-sty tenement, 215 West 168th st, 25x92, to Kinnie C. McDonald.

170TH ST.—Sol Lewine and Frank Filderman sold through Max Perlman 510 West 170th st, a 5-sty apartment, 50x100.

173D ST.—Charles Galewski purchased from the Hymbeck Realty Co., H. Eisenberk, president, the 5-sty apartment, 37.6x100, at 53 West 173d st, through Slawson & Hobbs.

173D ST.—Charles Galewski resold to May Levy 563 West 173d st, a 5-sty apartment, 37.6x100.

179TH ST.—Harry Goodstein sold 714 West 179th st, a 5-sty apartment, 50x100, to A. Fordan, through Harry Rutehiser.

Bronx.

JACKSON AV, ETC.—J. J. Lucker & Co. sold for John A. Schappert to Harry and Esther Berman the 2-family dwelling 1120 Jackson av, 23x87; for Sarah Goldberg to Joshua Kaminisky the 2-family dwelling 1822 Clinton av, 20x100, and for Samuel Glatstone to Harry Back frame dwelling 793 Home st, 20x120.

MAPES AV.—A. Goldstein bought from the Union Chemical Glassware Co. 2063 Mapes av., a 5-sty apartment, 45x145.

MORRIS AV.—M. Link sold through H. L. Phelps 5-sty flat, 37.6x100, at 984 Morris av to Cohen & Rippman.

MORRIS AV., ETC.—E. Osborne Smith sold for Adam E. Majeski to Ginevra Prato the 3-

fam dwelling at 2021 Morris av.; also for Herman Gavoe the dwelling at 2349 Andrews av. to G. H. Scheele.

MORRIS AV.—Benenson Realty Co. sold the 3-sty dwelling at the northwest corner of Morris av. and 177th st., 80x100.

MORRIS AV.—Frederic Zittel & Sons sold for Charles Hensle 1269 and 1271 Morris av, two 5-sty flats, 37.6x100 each, to a client of Jacob Cohen.

MORRIS AV.—E. C. Keenan sold through Frank J. McRickard the 3-sty dwelling, 25x95, at 2776 Morris av.

MOTT AV.—J. Clarence Davies sold for the estate of Henry Lewis Norris 600 Mott av, a 3-sty dwelling, 26x130.

NELSON AV.—George W. Sasse sold for Richard G. Hach 1643 Nelson av, a 3-sty house, 25x112.

OGDEN AV.—Benenson Realty Co. resold through Harry Cohen 1168 Ogden av, a 3-sty dwelling, 25x100.

OGDEN AV.—Benenson Realty Co. bought through Clement H. Smith 1168 Ogden av, an apartment house, 25x100.

PARK AV.—J. Clarence Davies resold for Kandel Concrete Co. to Christian Kersten 3682 Park av, a 2-family frame dwelling, 17x85.

PROSPECT AV.—Charles Galewski purchased from Dora Antin the 5-sty apartment, 37.6x100, at 780 Prospect av, through H. Bloom.



The pursuit of
EFFICIENCY

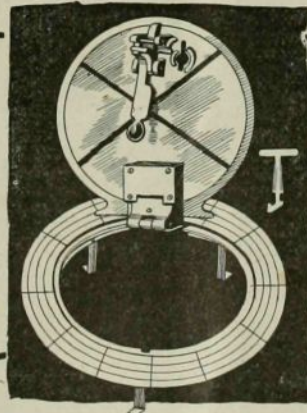
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PROSPECT AV.—Aaron Bachrach sold the 2-family house at 2058 Prospect av, 16.8x150, to Edward Sadowsky.

AV. ST. JOHN.—Schechter & Kroopf resold through Kaplan & Blackner the 5-sty flat at the southeast corner of Av. St. John and Fox st.

AV. ST. JOHN.—Max Cohen and Jacob Siris bought the 5-sty apartment, 75x100, at the southeast corner of Av. St. John and Fox st.

AV. ST. JOHN.—Kaplan & Blackner and Benjamin Antin sold for the Espico Realty Co. to Morris Polsky ten 4-sty apartments, 250x100, occupying the block front in Av. St. John, between Kelly and Beck sts.

SEDGWICK AV.—John L. Travis sold through Duross Company 940 Sedgwick av, a 2-sty dwelling, to Augusta E. Cohnfeld.

SHERIDAN AV.—Joseph Shenk sold through B. Harris the 6-sty flat 1060 Sheridan av, 80x100.

SOUTHERN BLVD.—H. L. Phelps sold for Henry L. Weil 1023 Southern Boulevard, a 5-sty flat, 40x122, to Samuel Weiss.

SOUTHERN BLVD.—William Leidman and Louis Hinderstein bought from Harry Silverstein 1531 Southern Boulevard, a 4-sty flat, 38x100.

SOUTHERN BLVD.—Harry Cahn resold to Ida Afrongwitz the 5-sty apartment, 40x100, at 1,555 Southern Boulevard, through Samuel Cowan and Peter Stump.

SOUTHERN BLVD.—H. L. Weil bought the 5-sty apartment, 40x132.6, at 999 Southern Boulevard through A. G. Bechman.

SOUTHERN BLVD.—Maurice Kastriner sold for Louis Hinderstein and William Seidman the 5-sty flat at 1531 Southern blvd.

SOUTHERN BLVD.—Maurice Kastriner sold to the A. Arent Co., 5-sty flat, 1831 Southern blvd.

SOUTHERN BLVD.—Harry Cahn sold to Charles Kervan the 5-sty apartment, 1551 Southern blvd, 40x100, through A. G. Bechmann.

TELLER AV.—Joseph and Arthur Herzog sold for Mrs. Grunert 1113 Teller av., a 5-sty apartment, 39x80.

TINTON AV.—Isidore Montefiore Levy bought from H. Roth the 5-sty apartment, 37.6x100, at 768 Tinton av.

UNIVERSITY AV.—Anna M. Jones resold to the G. & C. Realty Co. three 5-sty flats, 170x108, at 1636 to 1646 University av.

UNIVERSITY AV.—Louis Gerard sold through H. L. Phelps a 5-sty flat, 43x157, at 2418 University av.

VALENTINE AV.—Elmer C. Gates and F. J. Wood sold for Louis Gates 2,224 Valentine av, a 2-sty building, 25x66, to David Harnick and Kalman Rosenzweig.

VALENTINE AV.—Joseph Shenk sold to H. Schumacher through Charles Moebus 1966 Valentine av, northeast corner of 178th st, a 6-sty apartment, 16.18x128.78x irregular.

WEBSTER AV.—William H. Mehlich, Inc., sold 1232 to 1236 Webster av, 5-sty apartments, each 43x90, through G. Larsen.

Brooklyn.

COURT ST, ETC.—Horace S. Ely & Co. sold for the estate of Chester Clark, ten Brooklyn properties to a syndicate of operators represented by Frank Sullivan. The deal affects the 4-sty tenements with stores at 368 to 376 Court st; 392 and 396 Court st; 252, 254 and 260 President st, 3-sty dwellings.

BERRY ST.—Realty Associates sold the 7-sty reinforced concrete loft building on the northwest corner of Berry and South 5th sts, Williamsburgh, to Robert S. Gaisford. This property fronts 143 ft. on Berry st and 75 ft. on South 5th st and contains 70,000 sq. ft. of floor area. It is valued at \$250,000 and was sold through Nassoit & Lafning. The building is subject to leases expiring in from five to fifteen years and it is understood that the purchaser will hold it as an investment until these leases expire and will then occupy the premises.

HANCOCK ST.—Charles E. Rickerson sold for the South Brooklyn Savings Institution the 3½-sty dwelling at 234 Hancock st, 21.6x100.

HALL ST, ETC.—Bulkeley & Horton Co. sold dwellings at 72 Hall st for Max Abrams, at 1247 Dean for Mrs. Carrie M. L'Heureaux and at 1477 Dean st for Max and Nathan Bialor.

STERLING PL.—Charles Partridge sold the 3-sty apartment house at 609 Sterling pl for Mary Stoll.

4TH ST.—Ernest C. Kugler, for many years the lessee of the moving picture theatre at the southwest corner of 4th st and 5th av, Brooklyn, has purchased the property from Max Schwarz. It has a frontage of 97.10½ ft on 4th st and 79 ft on 5th av. It is a 1-sty tax-parey, containing in addition to the moving picture theatre, four stores. The selling price was \$60,000. The purchaser was represented by the firm of Schwartz & Jakobson.

12TH ST.—Charles Partridge sold for a client, the 2-fam house at 190 12th st to Eleanor Ware, for occupancy.

48TH ST.—I. Salzberg sold for the Leff Construction Co. to I. Lieberman the 1-fam. cottage, on lot 32x100, 1655 48th st.

52D ST.—Realty Associates sold to the D.

Donegan Co., ten lots on the south side of 52d st, 100 ft east of 11th av, in the Borough Park section. The purchaser intends building ten semi-detached 2-fam houses on these lots, similar to the fifteen 2-fam houses already erected by it on the adjoining lots, giving it a full block front on 52d st.

58TH ST.—B. J. Sgora sold for Francesco Marano to Joseph Sgori the 2-sty dwelling, on lot 20x100, 1546 58th st.

72D ST, ETC.—Tutino & Cerny sold for Mrs. Annie Engelsberg to a client for occupancy the 2-sty 2-fam. dwelling 372 72d st; also, for David Cardozo to a client for occupancy, the 2-sty dwelling 732 52d st.

BEDFORD AV.—Howard C. Pyle & Co. report the sale of 1469 and 1471 Bedford av, northeast corner of Sterling pl, to the Studebaker Corp. of America. These buildings are to be razed immediately to make way for the erection of a 2-sty building, 64x103, for their use as an automobile showroom. This building will be ready for occupancy on May 1, next.

BROADWAY.—J. Henry Dick and J. Adolph Mollenhauer, as executors of the estate of William Dick, have sold the 3-sty brick building occupying lot 25x100, 1697 Broadway, between Decatur and Cooper sts, to Manice Hymes and Benjamin H. Levy. The purchasers represent the Union Credit Clothing Co., the present lessee of the property. The sale was consummated through Harry M. Lewis, as broker.

RECENT LEASES.

Leases Large Site for Theatre.

Edward Margolies, exclusive representative for the Shuberts in assembling their many theatre sites in Manhattan, has leased thirty or more buildings on the west side of Eighth avenue, between 54th and 55th streets, and extending back more than 375 feet on 55th street and 150 feet on 54th street, from Winthrop A. Chanler and others, representing the Chanler and Henry Astor estates.

Mr. Margolies said yesterday that in all probability a theatre that will seat 5,000 persons would be erected on the site from plans which are now being prepared by Herbert J. Krupp, architect. It hasn't been decided yet, Wm. Margolies said, whether the house will be turned over to the legitimate drama or to motion pictures.

Lunch Company Leases Building.

Another \$1,000,000 lease has just been closed in the heart of the automobile section. Through Hill & Rice, Colonel George R. Fearing, of Newport, leased 1662 to 1696 Broadway, through to 792 to 796 Seventh avenue, a two-story building, midway between 51st and 52d streets. The avenue frontages are about 66 feet each, the depth being about 166 feet. The lessee is the Silver Lunch Company, which acquires the property for twenty-one years from May 1, with a privilege of renewal, the rental for the first term approximating \$1,000,000.

Lease in Herald Square Section.

An interesting lease was closed this week in the Herald square section. Albert A. Levi leased to the No. 138 West 34th Street Corporation, Sidney R. Loeb, president, the five-story business building, 25x100, at that address. The lease, which was closed by the Lewis L. Rosenthal Company, is for twenty-one years, with one renewal for like period. The aggregate rental is about \$700,000. Extensive alterations are to be made, including the raising of the basement floor to the street level, installing an elevator and arranging the upper floors for salesroom purposes. The property was purchased in 1859 by Isaac Meyer, Mr. Levi's father-in-law, and has remained in the family ever since.

United Cigar Store Leases Hotel.

With the announcement recently that the United Cigar Stores had closed a lease with John Bittner for the old Eastern Hotel, overlooking the lower end of the Battery, for a twenty-one-year term, with renewals, at an aggregate rental of about \$2,500,000, came the statement that with the enactment of prohibition the familiar barroom and popular restaurant of the hotel would be closed, but that the upper floors would continue to be used for hotel rooms for some time to come. The lower floor will be extensively altered for business uses.

The Eastern Hotel has for a long time been famous as the oldest hostelry on Manhattan Island, and next May it will celebrate its ninety-eighth birthday. It covers a plot of 109 feet on Whitehall street by 43 feet on South street. During its career it has been the resort of seafaring men and many of the well-known captains and skippers of early days. John Bittner, who has been its proprietor for many years, purchased the property in January, 1918, from the Cole estate. The original two-story building there was erected by John Cole, a prominent merchant with large shipping interests. He lived near by, on State street, the site now occupied by the South Ferry building.

The Eastern Hotel was opened in May, 1822, first being known as the Eagle Hotel. The patronage was so great that soon after it was

enlarged to its present height of five stories. C. J. Costello, who has been room clerk there for twenty-five years, said that the hotel has sixty-five rooms and they are all occupied.

This was the second lease made by the United Cigar Stores during the week, as three days before the concern leased the Saks department store building at Herald square for twenty-one years at \$400,000 a year, aggregating for the term nearly \$8,500,000.

Long-Term Harlem Lease.

Huberth & Huberth have arranged a lease on behalf of Judge George L. Ingraham and Phoenix Ingraham of the block front of 200 feet on Second avenue, from 126th and 127th streets, with a depth of 475 feet on 126th street and 500 feet on 127th street, with buildings thereon, for a long term of years at a gross rental of approximately \$600,000. This plot and buildings were occupied for a number of years by the Sulzers and known as Sulzer's Harlem River Park. The present tenant is the International Film Co., which will occupy the premises for studios and production purposes.

\$2,500,000 Broadway Lease.

The R-W Realty Corporation leased for a term of twenty-one years at a rental of \$2,500,000 the westerly block front on Broadway, from 51st to 52d street, from the Girard Trust Co., of Philadelphia, through Charles R. Sshliess, of the office of William B. May & Co. Extensive alterations are contemplated after the expiration of the present leases.

War-Time Clubhouse Leased.

Bryan L. Kennelly leased for the Roman Catholic Diocese of New York to Irving Finkelshtein 15 to 19 East 30th street, through to 20 East 31st st. three and five-story buildings, 75 feet in 30th street and 25 feet in 31st street, twenty-one years at a net rental of about \$500,000.

Bank Will Pay Big Rent.

The Union Exchange National Bank figured in a \$1,000,000 real estate deal, when a lease was signed for a term of years for a new home at the northeast corner of 5th avenue and 30th street. It will occupy a space of 80x150 feet on the ground floor of the proposed new Textile Building, work on which will shortly be begun. The basement of the building will be used by the bank for its safe deposit vaults. In 1903 the Union Exchange National Bank took possession of its first quarters, at the northeast corner of 5th avenue and 20th street, remaining there for two years, and in the latter part

of 1905 moving to its present home, at the corner of 21st street and 5th avenue.

JAMES S. ANDERSON & CO. rented the 7-sty building at 35 Goerck st, facing the Delancey St. Bridge, for Louis B. Hasbrouck as trustee of the estate of Eugenia B. Underhill to Samuel Cohen. He will occupy a portion of the building for his own use; also leased for Marlon Davis Collamore and Emma Collamore Partidge to Max Lowy the 5-sty building 79 Grand st.

BASTINE & CO., INC., rented room 805 at 112 East 19th st to Hiller Fabric Co.; 2d floor front at 53 East 11th st, to Morallisse & Fondristi; room 804 at 112 East 19th st, to Publicity Art Service, and the entire building at 1241 Lexington av to N. V. Cody.

BASTINE & CO. leased the 3d floor, 36 East 22 st, to Prime Dress Co.; rooms 401-2-2a, 112 East 19th st, to Interborough Cigar Co., Inc.; 3d floor front, 53 East 11th st, to Abraham Zeller, and the 12th floor 112 East 19th st, to Survey Associates.

M. J. BELMONT leased a loft at 132-4 West 22d st, to Sellable Dress Co.; for Willard S. Burrows at 56 West 24th st, to Seiden Costume Co.; for S. Wickhillier at 325 4th av to S. Kessler; at 58 West 15th st to R. & S. Embroidery Co.; to Edelstein & Brand at 12 West 31st st; at 5 East 16th st, to Jacobs & Buchman; at 17-19 West 17th st, to Tenbeck Dress Co.; sub-leased for C. & L. Dress Co. the 5th floor at 9 West 29th st to S. Jelven; for League Dress Co. 2d loft at 259 5th av to Sterling Co.

BRETT & GOODE CO. leased for George Kern, Inc., the 3d and 4th floors at 350-52 West 38th st to Alphonso M. Simon at a rental of about \$50,000, and the 6th loft at 151-63 West 26th st to Karash & Eisen. These latter tenants were represented by Spear & Co.

CUSHMAN & WAKEFIELD, INC., leased for the Cliver Continuous Filter Co. offices at 299 Madison av, and for the Park Ave. Operating Co. offices at 512 5th av, to Mathieu & Goir Co., Inc.

CUSHMAN & WAKEFIELD leased for Douglas L. Elliman & Co., agents, an entire floor in the Higgins & Seiter Building to the Lamson Co. for executive offices.

CUSHMAN & WAKEFIELD, INC., leased for George G. Benjamin, Inc., the corner store at the northeast corner of Madison av and 41st st to Arthur R. Womrath, Inc., for new fiction library.

CUSHMAN & WAKEFIELD, INC., leased for Harry A. Rosenberg executive offices at 489 5th av to the U. S. High Speed Steel & Tool

Corporation and for Charles E. Richardson offices at 299 Madison av to C. V. Hall.

THE BRETT & GOODE CO. leased the 3d and 4th floors in 794-798 10th av, about 15,000 sq. ft., to W. L. Cameron Co., Inc., manufacturers of pearl buttons and novelties, located for the last twenty years in 507-513 West 50th st. Cross & Brown Co. was associated in the transaction.

W. DEAN & CO. leased the store, basement and 1st loft at 5 Coenties Slip and 38 Water st to Kelvin & Wilfrid O. White Co. of Boston, United States Agents of Kelvin, Bottomley & Baird, Ltd., makers of the Kelvin compasses, etc., of Glasgow and London, England. The same brokers leased for the estate of Eliza A. Murphy, the 5-sty building 6 Stone st, now occupied as store and apartments, to the National Lunch Co. who, at the expiration of the present lease, will remodel the property for offices and salesrooms, having it ready for occupancy about May 1, 1920.

DOUGLAS L. ELLIMAN & CO., INC., leased offices in the Emmett Arcade, 624 Madison av, corner 59th st, for the National Drug Stores Corp. to the Embossograph Products Corp, and to Seessel, Haas & Naulty, Inc.

DOUGLAS L. ELLIMAN & CO. (Inc.), in conjunction with the Wheatley Hills Real Estate Corp. and Chas. H. O'Connor & Co., leased for Francis P. Garvin, his apartment of thirty-five rooms and twelve baths, comprising the 15th and 16th floors at 903 Park av, corner 79th st, to Allan A. Ryan, furnished, for the season. This apartment was held at \$40,000, and is one of the largest and highest priced apartments in the city.

DOUGLAS GIBBONS & CO. leased for "Arthur" of London, in conjunction with Jockin & de Florez, the basement store in the Home Club Building at 17 East 45th st, to Madame Gaby B. Sanlys of Paris, France, and have renewed the lease for a long term of years with Pliny Flisk, the owner; also leased for the Yale Club, the basement store at 53 East 44th st, to Jane Crosby Teller. This completes the renting of the Yale Club stores; for Mrs. Josika Herczeg 28 West 10th st, 4-sty dwelling to Mrs. Henry Blackmer for the winter furnished; for Henry W. Bull 171 East 62d st 4-sty dwelling to Dewees Dilworth for the winter furnished.

J. B. ENGLISH leased for A. Guffanti offices in 161 West 49th st to Walter Plimmer and has also leased for Joseph Oatman offices in 727 7th av to W. C. Bell.

ECMONTREE-SCHLEY CO., in conjunction with Horace S. Ely & Co., leased for the New York Life Insurance & Trust Co., as executor of

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the Schieffelin estate, the entire 5-sty and basement building at 294 5th av to the Lehigh Silk Hosiery Mills. The lease is for a long term of years, and the premises will be used as their wholesale salesroom and stock for immediate delivery.

J. ARTHUR FISCHER has leased to Angela Wiskup the dwelling 242 East 34th st; also to Mrs. R. T. Harris, an apartment in 104 West 40th st.

J. ARTHUR FISCHER leased to Frank C. Robins and C. Bagley apartments in 104 West 40th st.

J. ARTHUR FISCHER leased to Joseph Schwartz the loft in 257 6th av, and to John C. Ragland an apartment in 104 West 40th st.

MORRIS FLOREA leased the 3-sty brick stable, 349 East 124th st, to the Catholic Protective Society.

GOODWIN & GOODWIN leased lofts in 135 Wooster st to P. Hardenburg and to the Gunter Winding Co.

GOODWIN & GOODWIN leased store and basement on corner of Canal St and West Broadway for the owners of the building, to the Parr Loichot Engine Corp., who specialize in marine engines.

A. A. HAGEMAN leased for Victor E. Meert the building 23 West 35th st for a term of twenty-one years to the Unional Realty Corp.; also leased the building 39 West 37th st, to Rip Van Winkle Tea Room, Inc.

THE HAGGSTORM-CALLEN CO. leased for Dr. Charles E. Hackley the 4-sty dwelling at 160 West 65th st, to Samuel Platzman for three years.

REAL ESTATE NOTES.

BUTLER & BALDWIN, INC., were appointed agents for the following properties: 34 and 36 t. Nicholas pl, 74 and 76 Oliver st, 160-166 Prince st and 118-120 Thompson st.

J. S. MAXWELL has been appointed agent for the following buildings: 610 West 18th st, 4585 Park av, 4589 Park av, 533 West 133d st, 412-20 West 148th st and 529 West 135th st.

JULIUS SCOTT AND JAMES J. MARTIN have formed the firm of Scott & Martin, with offices at 1 East 42d st, to conduct a general real estate brokerage business.

PEASE & ELLIMAN announce that George Brisbane is connected with the company in the rental and sales department of their downtown office, 55 Liberty st.

THE FIRST MORTGAGE GUARANTEE CO. has declared a dividend of 5 per cent, payable 2½ per cent February 15 and 2½ per cent August 15, 1920.

EVERSLEY CHILDS, JR., for many years engaged in the real estate business, has joined the forces of Lawrence, Blake & Jewell, 115 Broadway. He is a son of Eversley Childs, Sr., the well-known capitalist, who is chairman of the board of directors of the Barrett Manufacturing Co.

CHARLES B. VAN VALEN, INC., has placed over \$4,000,000 on real estate mortgage loans during recent months. While the prevailing rate of interest is 5½ to 6 per cent, 60 per cent of these loans were placed at 5 per cent; 26-2-3 per cent were placed at 5-1-5 to 5½ per cent; 13-1-3 per cent at 6 per cent.

FRANK SULLIVAN, for many years with Douglas Robinson, Charles S. Brown & Co. and more recently an appraiser for the Lawyers' Mortgage Co., has opened an office at 35 Nassau st for the transaction of a general real estate and appraising business.

CAMMANN, VOORHEES & FLOYD were associated with F. R. Wood & Co. as brokers in the sale of 13-16 Central Park West, corner of 61st st, to the Continental Athletic Club. Possession of the property is not relinquished by the present owners until October 1, 1920.

J. STERLING DRAKE and I. W. Valentine sold the former Bausch's Picture Moulding Factory, Farmingdale, Long Island, to the West Coast Kalsomine Co. of West Berkeley, Cal. The property has an area of 2½ acres with a large street frontage near the railroad station. It was valued at \$80,000.

LUDWIG C. TRAUBE has been appointed agent for 152 East 92d st, 1431 and 1433 Lexington av and 1502 Brook av.

ROMAN-CALLMAN CO. completed the leasing of the reinforced concrete factory building at Van Alst av and 13th st, Long Island City, by renting, with C. G. Keller, the top floor containing 30,000 sq ft, to Julius Miller, manufacturer of ladies' shoes. Other tenants in the building are Aeolian Co. and Auto Sales Corp.

CHARLES F. NOYES CO. has placed a loan of \$600,000 at 5½ per cent, for a long term of years on the 10-sty "Morris Building," at 64-68 Broad st, northwest corner of Beaver st. The Noyes Company reports that there is more 5½ per cent mortgage money in the market at the present time than has existed for the past eighteen months.

THE HARRISON S. COLBURN CO. sold the Woodside property in Baltimore for Caughy, Hearn & Co. It fronts 120 feet on inner Baltimore harbor and extends from government bulk-

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head line south 750 feet to the Key highway, the new marginal street built by the city. It is served by the Baltimore & Ohio Railroad. The purchasers will improve this property with a warehouse.

CHARLES E. MITCHELL, president of the National City Co., presented his residence, a 4-sty dwelling, 25x150, at 933 5th av, to his wife, Elizabeth R., as a Christmas present. The property adjoins the large residence of Mortimer L. Schiff and was at one time the home of the late Lamar V. Harkness. Mr. Mitchell acquired it in October, 1918, from Mr. Schiff, when it was assessed at \$275,000.

CUSHMAN & WAKEFIELD, INC, has been appointed agent by the Fred F. French Co., of the new 16-sty office building they are about to erect on the northwest corner of 41st st and Madison av. The building will be of the highest type of fireproof construction and replete in all details. The upper floors will contain 3,000 square feet and will have natural light on all four sides. The store and lower floors are designed for occupancy by a banking institution. It will be ready for occupancy next fall.

JOSEPH P. DAY sold for William G. Grieb 100 lots located at Nepera Park, Yonkers, to Ralph R. Mulligan, who has declared his intention of improving the parcels with one and two family houses, to be ready for occupancy in the spring. Mr. Grieb has owned the property for thirty years. Mr. Mulligan has developed several properties purchased through Joseph P. Day at auction.

CHARLES F. NOYES CO. sold for Ellis P. Earle to Franklin Page the Peter Dyckman-Cruger estates consisting of 250 acres of ground with several buildings and located at Crugers-on-Hudson, N. Y. The property is valued at \$200,000 and has a frontage of three quarters of a mile on the Hudson and extends inland to the Albany Post Road. Mr. Page secured in the deal full riparian rights.

FISH & MARVIN, one of the of the oldest and largest concerns operating in Westchester County, announce that they have opened an office at 355 South Broadway, Yonkers, in order to handle their business throughout that section. This makes the ninth office which Fish & Marvin have opened in the county, the others being located at Bronxville, Scarsdale, Mount Vernon, Pelham, Pelham Manor, New Rochelle, Larchmont and Rye.

LEITNER, BRENER & STAR have sold for William McDonald of Boston, Mass., the block front on Harvard Square, fronting 110 feet on Massachusetts avenue and 330 feet on Boylston avenue, opposite the Harvard University. The property is now improved with stores. The purchaser is David V. Picker, moving picture exhibitor, who will improve the site with a large theatre, seating 3,000; store and office building. The purchaser expects to have the buildings completed in the Fall of 1920.

PEASE & ELLIMAN sold for Julius Tishman & Son the Takanassee Hotel, Long Branch, West End, N. J., which they recently purchased from the Prudential Life Insurance Co. of Newark. The buyer is Harry Schiff, owner of the Monterey Hotel, at Broadway and 94th st. The plot on which the hotel stands comprises all the land within the square bounded by West End Plaza, West End, Ocean and Brighton avs, excepting a small parcel in the northwest corner, known as the Graf property. The hotel is completely furnished. The value of the property, including equipment and furnishings, is said to be close to \$225,000.

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

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

PROPOSALS.

NOTICE TO CONTRACTORS.
STATE COMMISSION OF HIGHWAYS,
ALBANY, N. Y.: Sealed proposals will be received by the undersigned at their office, No. 53 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Friday, the 30th day of January, 1920, for the improvement or completion of the following highways: Cattaraugus.....(One highway: 3.00) Dutchess.....(one highway: 4.95) Erie.....(ne highway: 3.77) Livingston.....(one highway: 3.34) Niagara.....(one highway: 2.38) Oneida.....(two highways: 5.38 & 5.03) Orange.....(two highways: 1.14 & 1.65) Oswego.....(two highways: 4.65 & 0.65) St. Lawrence.(two highways: 4.60 & 11.16) Schoharie.....(one highway: 5.24) Tioga.....(one highway: 5.50) Ulster.....(two highways: 0.84 & 3.17) Warren.....(one highway: 5.13) Washington.....(one highway: 7.50) Westchester.....(one highway: 4.13) Yates.....(one highway: 9.63)

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

Special attention of bidders is called to "GENERAL INFORMATION FOR BIDDERS" in the itemized proposal, specifications and contract agreement.

FRED'K STUART GREENE,
Commissioner.
IRVING V. A. HUIE, Secretary.

TREASURY DEPARTMENT. Office of the Supervising Architect, Washington, D. C., January 19, 1920.—Sealed proposals will be received in this office until 3 P. M. February 16, 1920, and then opened, for Extension to Mailing Vestibule and Drive-way at the U. S. Post Office and Court House at Hammond, Ind., in accordance with Drawing No. SA-1. 325, and this specification, copies of which may be had at the office of the Custodian or at this office, in the discretion of the Supervising Architect. JAS. A. WETMORE, Acting Supervising Architect.

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LEGISLATIVE BILLS AFFECTING REALTY

Measures Introduced at Albany Approved or
Disapproved by Real Estate Board of New York

THE Legislation and Taxation Committee of the Real Estate Board of New York at its weekly meeting held on Wednesday, January 21, took action on the following bills:

Senate Int. 67, Pr. 67, Dodge, (Same as Assembly Int. 105, Pr. 105, O. J. Smith). To amend the County Law, in relation to the election of public defenders.

This bill is disapproved. It amends the County Law to provide for the election of public defenders for a four year term in counties of a million or over, at \$15,000 a year. The bill is wrong in principle as proper provision is now made by law for the appointment of attorneys by the Courts to protect the interests of those charged with crime who are financially unable to employ counsel.

Senate Int. 42, Pr. 42, Dodge. To amend the Greater New York Charter, in relation to the power of the Board of Standards and Appeals and of the Board of Appeals, through the Chairman, to administer oaths and compel the attendance of witnesses.

The sole purpose of this bill is to enable the Board of Standards and Appeals to have before it in the consideration of a case testimony as to the true state of facts surrounding the case, as well as the physical conditions existing in the structure or adjacent to the plot on which it is proposed to erect a structure. It inflicts no hardship whatever on anyone but will serve as a deterrent to those who by false statements seek to obtain privileges to which they are not entitled. The bill is, therefore, approved.

Assembly Int. 14, Pr. 14, Dimin. To amend the Greater New York Charter, in relation to the exemption from increased assessed valuation of real estate improved for dwelling purposes.

The obvious purpose of this bill is to encourage the building of much needed housing. It is equally obvious, however, that any such encouragement will not have the slightest influence in achieving the desired result, as the outstanding obstacles in the path of building; viz., excessive cost and lack of mortgage money, are deterrents, which cannot be overcome at present.

At the present time, and in New York, suitable for moderate priced apartments and homes, is generally over-assessed. As the inducement to build, contained in this bill, is the temporary prohibition of increased assessment of over-assessed land, it is evident how inappreciable a factor this tax saving, if any, would be in inducing building. For these reasons the bill is disapproved.

Senate Int. 74, Pr. 74, Carroll. To amend the Greater New York Charter, in relation to salary of Borough Presidents.

This bill is approved. The Board feels that the Borough Presidents are inadequately paid for the vast amount of important work which they perform, especially the great sums of money which they authorize to be spent to carry on the government of the Greater City.

Senate Int. 80, Pr. 80, Dunningan. To amend the General City Law, in relation to the acquisition of cities of lands for the purpose of erecting dwellings thereon and the renting of such buildings to the inhabitants of such cities.

This measure would authorize the cities of the state to acquire lands for the purpose of erecting dwellings to be rented at cost, through dwelling house commissions, appointed locally, to inhabitants of such cities. The moneys necessary to effect the purpose of the act are to be raised by taxation, but where the amount raised by taxation shall be inadequate, revenue bonds or other temporary certificates of indebtedness shall be issued and sold in anticipation of taxes.

Municipal ownership of housing facilities appears to be the extreme so far proposed in the movement to put municipalities into business to compete with their own taxpayers.

This measure would hardly stand the test of litigation and, practically, is obviously unworkable. It is, therefore, disapproved.

Assembly Int. 30, Pr. 30, McKee. To establish a Minimum Wage Commission and define its powers and duties, and to provide for the fixing of minimum wages for women and minor workers, and to provide penalties for violation of this act.

This bill is disapproved as the Real Estate Board objects to the principle of a wage commission. Its effect would be to deprive numerous women and minors of employment and to drive industries out of the state. The bill creates a new and expensive commission. The Factory Investigating Commission, which studied this question very thoroughly several years ago, did not favor a minimum wage or commission.

Assembly Int. 48, Pr. 48, Ullman. To amend the Workmen's Compensation Law, in relation to compensation from day of disability.

This bill is disapproved. Its object is to do away with the waiting period and providing compensation from the day of disability. It will result in a substantial increase in the cost without any corresponding benefits and will serve to fritter away the insurance fund in payment for injuries of a trifling character.

Assembly Int. 49, Pr. 49, Ullman. To amend the Workmen's Compensation Law, in relation to the amount of compensation to be paid for disability or death.

This bill is disapproved on the ground that if enacted it would not, in any case, aid in the administration of the law and in some particulars would be a serious disadvantage.

Assembly Int. 52, Pr. 52, Ullman. CONCURRENT RESOLUTION OF THE SENATE AND ASSEMBLY. Proposing an amendment to sections eighteen and nineteen of article one of the constitution, in relation to damages for injuries causing death, laws for the protection of the lives, health or safety of employees, and workmen's compensation for injuries or death, from accidents or occupational diseases.

This bill is disapproved on the ground that if enacted it would not, in any case, aid in the administration of the law, and in some particulars would be a serious disadvantage.

Assembly Int. 59, Pr. 59, Ross. To amend Chapter three hundred and three of the laws of eighteen hundred and eighty-two, re-entitled "An act in relation to summary proceedings to remove monthly tenants in the cities of New York and Brooklyn for holding over," by chapter three hundred and fifty-seven of the laws of eighteen hundred and eighty-nine, in relation to notices to tenants.

This measure proposes to amend the act relating to the summary removal of monthly tenants, as amended by Chapter 649, of the Laws of 1919, by increasing the term of the notice to quit required to be given "hold-over" monthly tenants from 20 to 30 days.

The effect of this measure is to place monthly tenants upon the same footings as tenants from month to month respecting notice to quit, without reciprocal obligation to give notice to the landlord of the tenant's intention to surrender the leasehold. For this reason the bill is disapproved.

Assembly Int. 130, Pr. 130, Pette. To amend the Real Property Law, in relation to the recording of conveyances of real property.

This is an amendment to Section 291 of the Real Property Law, "such conveyance shall not be recorded unless there shall be endorsed thereon the date, liber and page of the conveyance of the immediate grantor." It prohibits the recording of the instrument unless the date, liber and page of the previous deed is inserted.

This amendment imposes an additional unnecessary burden on the draftsman of a conveyance. It is certainly unnecessary in the City of New York. If, for instance, the wrong date and liber and page were inserted in such a deed it might not be noticed. The bill is disapproved.

Assembly Int. , Pr. , Donohue. To amend the Greater New York Charter, in relation to the form of bills for taxes.

This bill is approved. The word "arrears" should appear on a tax bill if there are unpaid taxes.

Available Lumber Supplies Not Equal to the Demand

Both Retail and Wholesale Dealers in Metropolitan District Find It Difficult to Fill Orders from Their Reduced Stocks

BUILDING interests throughout the Metropolitan district are now thoroughly awake to the problem of material shortage that confronts them and it is feared that unless immediate steps are taken to increase the production of building commodities of practically every kind that the existing structural program for the year will have to be seriously curtailed. If the scarcity existed in only one or two lines the problem would be easily solved by the substitution of other materials, but, according to recent market surveys, there seems to be a growing demand for all building commodities and at the same time a decreasing or at least stationary rate of production.

Common brick, hollow tile, cement, etc., are all in heavy demand and the available supply is steadily dropping to a lower point. Owing to labor troubles at producing points the manufacturers of these materials have been forced to slow down their production to a considerable extent. At the same time architects, engineers and contractors are busier than they have been for years past upon new building operations that have created a demand for materials that is unusually heavy. Builders are now wondering where they are going to turn to obtain the materials they must have in order to complete their contracts.

During the past year the lumber situation in the Metropolitan district has developed many serious symptoms. Notwithstanding the steadily advancing prices for lumber products of every kind and description the demand has increased to a point where it is at present considerably in excess of the available supply. Both wholesalers and retailers have felt the force of the buying movement that started early in

1919 and that grew in proportions throughout the year until they are aware that the demand has completely outstripped the supply and that it will require many months of maximum production to get caught up with the actual requirements, to say nothing of providing a reserve stock for emergencies.

At the present time the local lumber situation is without distinguishing features other than those that have for many months stood out as the dominating factors in the market. Prices in all lines continue to evidence the upward trend that has created price levels higher today than they were ever known in the history of the industry.

Reports from the lumber trade indicate that conditions affecting supplies show no change and production continues below normal with but a slight chance of increasing for some time to come. As far as the future is concerned all signs point to a steadily increasing volume of activity in building and industrial lines so that there is but little likelihood of lower prices. Certainly prices will not recede while the demand is in excess of the supply to the extent it is at present. Throughout the lumber industry there is now less talk of reduced prices than was heard a month or so ago, but, on the other hand, there is a feeling gradually developing that the top level of lumber prices is about reached and that for some time at least the existing schedule will hold firmly.

The car shortage that exists in practically every part of the country is said to be one of the principal factors for the present scarcity of lumber products in this market and that just as soon as some of the transportation difficulties are eliminated supplies will be available that will very largely relieve the present depressing situation.

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Greenpoint 198

BUILDING SECTION

Ready to Start \$8,500,000 Church and Office Building

New Structure on Madison Avenue, Opposite Biltmore Hotel, Will Embody a Number of Unusual Features

ACTIVE building operations will be commenced February 2 on the twenty-one story church and office building to be erected on Madison avenue between 43d and 44th streets. With the exception of two small plots this project will occupy the entire block frontage on the west side of the avenue and will extend back 179 feet in 43d street and 145 feet in 45th street. This structure, which will be known as the Madison Avenue Building, will be one of the largest and best equipped office buildings north of 23rd street. One of the interesting features of this operation is the manner in which the auditorium, Sunday school room, reading room and clerk's offices of the Fifth Church of Christ, Scientist, have been incorporated in the plans of the building.

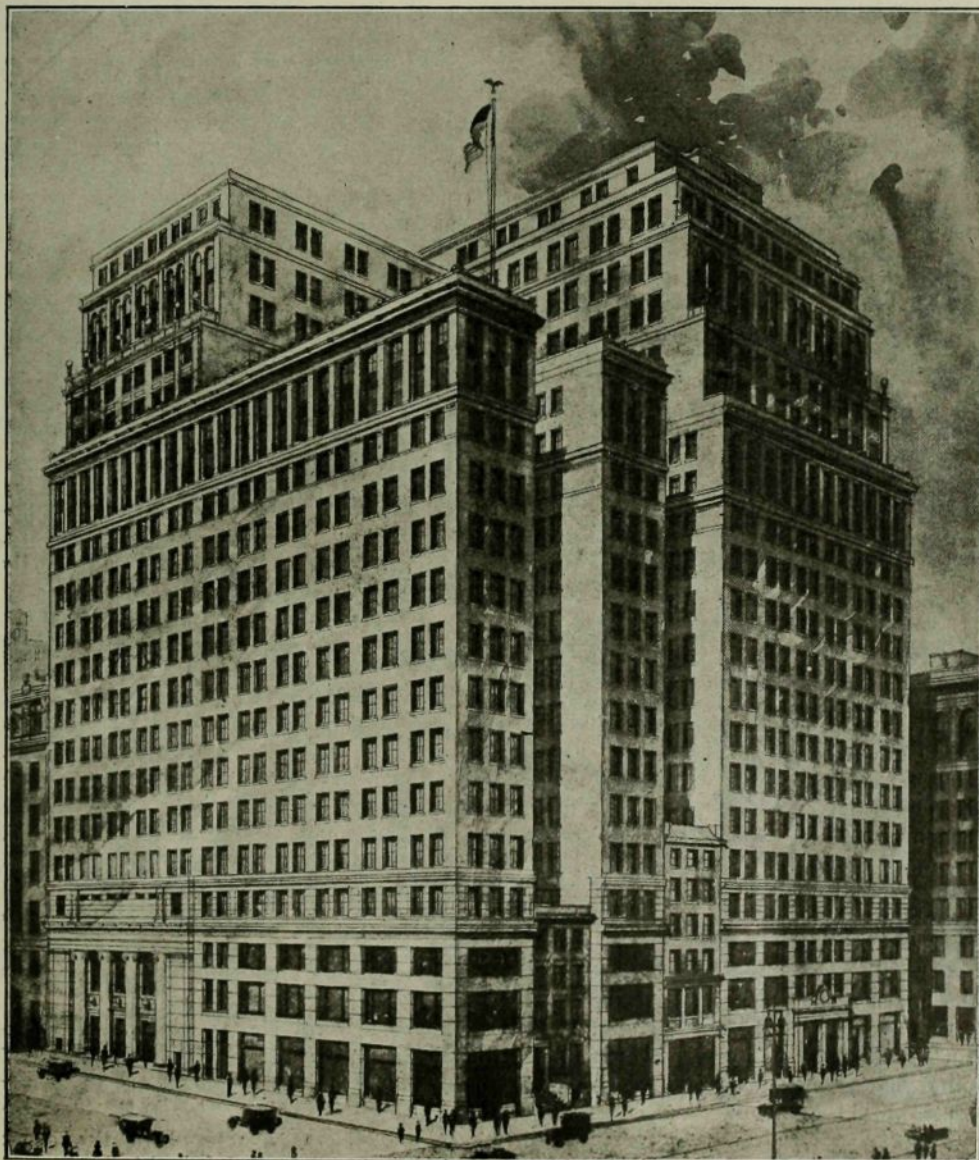
The construction of this project will be under the direction

of the William J. Taylor Company, under a general contract, for the Madison Avenue Offices, Inc., F. Colburn Pinkham, president, owners. The plot to be improved includes the southwest corner of 44th street which was originally owned and occupied by St. Bartholomew's Church, now located at the corner of Park avenue and 50th street.

In connection with the financing of this operation S. W. Straus & Co. have underwritten an authorized first mortgage serial six per cent. bond issue of \$5,500,000. The Fifth Church of Christ, Scientist, will raise \$2,000,000 to be secured by a second mortgage bond issue bearing six per cent. interest which will be retired serially in twenty years from 1923. The land and improvement will represent a total outlay of \$8,500,000. A. D. Pickering and Starrett & Van Velck, associated architects for this operation,

have designed the facades in the classic style of architecture, with columns and ornamentation adapted from the Greek. The facades will be constructed of stone for the first three stories, with face brick, stone and terra cotta above. The exterior of the church in the 43d street side of the building is marked by four Ionic columns at the entrance. The interior of the church has also been designed in the Greek style of architecture. The auditorium will have dimensions of 92-81 feet, with a height of 44 feet, and will provide seating accommodations for 1,800 worshippers. The sum of \$250,000 will be expended on the furnishings and decorations of the church. The interior of the church will be of marble with eight great free standing marble columns. The ceiling of the main auditorium will be of ornamental plaster. A gallery will be constructed around three sides of this auditorium, and there will be an auxiliary gallery above at the rear for the organist. Instead of the conventional pews the new edifice will be equipped with comfortable opera chairs set in the usual pew formation. The Sunday school room, committee rooms and offices for the clerk will be located in the basement beneath the main auditorium.

Although it is anticipated that this structure will not be finished and ready for occupancy before January, 1921, there already has been an unusual demand for office space. Owing to its advantageous location



PROPOSED CHURCH AND OFFICE BUILDING.

(Continued on page 118)

Principal Buildings Planned for Erection in 1920

Contracts Already Awarded for a Large Percentage of This Work and Active Operations Are to Be Started Immediately

Location.	Class.	Owner.	Architect.	Height.	Est. Cost.	Contractor.
5th av, swc 57th st.	Offices & Theatre	George Backer	Warren & Wetmore	30	\$5,000,000	Owner builds.
42d st, 141 W; 43d st, 138-42 W.	Offices & Sh'r'ns	R. A. Gushee	Frederic P. Kelley	30	2,000,000	Not let.
Riverside Dr, sec 105th st.	Apartment	Paterno, Bros., Inc.	Not selected	14	500,000	Owner builds.
43d st, 255-261 W.	Apartment	Hy. L. Claman	Gronenberg & Leuchtag	6	550,000	Owner builds.
2d av, 170.	Clubhouse	Amalgamated Center, Inc.	Geo. and Henry Boehm	7	500,000	Not let.
60th st, 17-23 W.	Offices	Chicopee Realty Co.	Newton C. Bond Co.	10	400,000	Owner builds.
75th st, 238-242 W.	Apartment	Lucania Realty Co.	Geo. F. Pelham	9	300,000	Owner builds.
Central Park West, 17-20.	Clubhouse	Continental Athletic Club	Rob't C. Lafferty	14	1,500,000	Not let.
Westchester av, c Jackson av.	Film Studio	Jackson Film Studios Cor	Herbert Kraft	2	500,000	Not let.
57th st, sec Lexington av.	Hotel	Allectown House Co.	Arthur L. Harman	17	700,000	Owner builds.
59th st, 303 W.	Bank & Offices	Gotham Nat. Bank	Sommerfeld & Steckler	22	2,000,000	Not let.
37th st, 207-219 W.	Lofts & Factory	Garment Ctr. Realty Co.	Walter M. Mason	20	3,000,000	Separate contracts.
7th av, 492-498.	Lofts & Factory	Garment Ctr. Realty Co.	Walter M. Mason	20	3,000,000	Separate contracts.
52d st, 145-151 E.	Apartments	J. E. R. Carpenter, et al.	J. E. Carpenter	9	350,000	Owner builds.
75th st, 245-247 W.	Apartment	Stewart Hemingway, et al.	Fred F. French Co.	6	350,000	Fred. F. French Co.
45th st, 159-177 W.	Theatre & Offices	Marcus Loew	Thos. W. Lamb	16	1,000,000	Fleischmann Const. Co.
Willow av, c 138th st.	Factory	Advance Candy Co.	Frank S. Parker	6	500,000	Louis Gold.
75th st, bet Bway & W End av.	Apartment	Anthony Campagna	Geo. F. Pelham	9	300,000	Owner builds.
Leggett av, c Southern blvd.	School	Board of Education	C. B. J. Snyder	5	650,000	Not let.
Wall st, 67-73.	Offices	Munson Steamship Co.	Kenneth Murchison	20	1,500,000	Geo. A. Fuller Co.
Liberty alley	Offices	Lawyers Title & Trust Co.	Clinton and Russell	10	500,000	G. B. Beaumont Co.
7th av, 469-79.	Lofts & Offices	Amaron Bldg. Co.	Buckman and Kahn	16	1,200,000	G. Richard Davis & Co.
Madison av, 527-31.	Apartment	Waitt Operating Co.	Schwartz and Gross	15	800,000	Owner builds.
Broadway, 32	Offices (add.)	Americus Realty Co.	A. C. Janni	2	500,000	Vought Const. Co.
Trautman st.	Offices	N. Y. Telephone Co.	McKenzie, Voorhees & Gmelin	2	220,000	Gillies Campbell Co.
93d st, 69-71 E.	Residence	Mrs. I. Townsend Burden	Murray & Mizner	6	150,000	Vought Const. Co.
Madison av, nec 42d st.	Offices	Liggett, Winchester Ley Co.	Carrere & Hastings	22	4,000,000	Fred. T. Ley Co.
Bway, swc 73d st.	Hotel	David H. Knott, et al.	Fred F. French Co.	14	2,500,000	Fred F. French Co.
145th st, 246 W.	Theatre	14th Street Theatre Corp.	Thos. W. Lamb	2	350,000	Not let.
St Ann's av, c Hagney pl.	School	Board of Education	C. B. J. Snyder	5	500,000	Not let.
57th st, 24 W.	Offices & Stud's.	Chas. J. Oppenheimer	Buchman & Kahn	8	175,000	Chas. A. Cowan & Co.
Nassau st, Liberty to Maiden la.	Bank & Offices	Federal Reserve Bank	York & Sawyer	15	10,000,000	Not let.
Lexington av, c 49th st.	Clubhouse	Intern'l Sporting Club	Wm. H. Gompert	6	600,000	Not let.
Pershing sq.	Clubhouse	Victory Hall Ass'n.	Herts & Robertson	8	5,000,000	Not let.
169th st, 606 W.	Garage	B. A. Greene	Frank E. Kelley	3	300,000	Not let.
89th st, 16 E.	Residence	Ruth C. Auchincloss	Delano & Aldrich	6	100,000	Wm. Crawford.
67th st, 24 E.	Residence	C. S. Cutting	Delano & Aldrich	6	110,000	Wm. Crawford.
5th av, 105th to 106th st.	Hospital	Hahnemann Hospital	York & Sawyer	5 and 6	500,000	Marc Eidlitz & Sons.
4th av, sec 12th st.	Loft	Intern'l Tailoring Co.	Starrett & Van Vleck	12	700,000	Rheinstein & Hass.
55th st, 139-45 W.	Apartment	Walter Russell	Private Plans	15	1,000,000	Fred. T. Ley & Co.
Park av, 48th to 49th st.	Apartment	Walter Russell, et al.	Warren & Wetmore	20	4,000,000	Fred. T. Ley & Co.
Fulton st, 149, & 20 Ann st.	Bank	National Park Bank	Donn Barber	2	500,000	Marc Eidlitz & Sons.
Bway, 195-207	Offices	195 Broadway Corp.	W. W. Bosworth	27	5,000,000	Marc Eidlitz & Sons.
37th st, 108 E.	Residence	George Nichols	Chas. A. Platt	6	100,000	Marc Eidlitz & Sons.
Trinity pl, 30-42.	Bank (alt.)	Chase Nat. Bank	D. Everett Waid	4	310,000	Marc Eidlitz & Sons
Centre st, etc.	Courthouse	City of New York	Guy Lowell	8	6,000,000	Not let.
Bway, 11	Office (add.)	Bowling Green Building	Ludlow & Peabody	2	500,000	Whitney Co.
5th av, 587.	Store & Offices	Peck & Peck	Geo. & Henry Boehm	10	150,000	Not let.
5th av, 30th to 31st st.	Stores & Lofts	George Backer	Sommerfeld & Steckler	16	4,000,000	Owner builds.
49th st, 224-36 W.	Theatre	Edward Margolis	Herbert J. Krapp	4	250,000	
Tremont av.	Theatre	Trepark Realty Co.	Carlson & Wiseman	2	300,000	Not let.
97th st, e of 5th av.	Apartment	Syndicate Forming	J. E. R. Carpenter	11	600,000	Owner builds.
Hudson st, c Greenwich st.	Warehouse	Western Elec. Co.	McKenzie, Voorhees & Gmelin	8	2,000,000	Not let.
Spring st, 233-53.	Printing Bldg.	Butterick Pub. Co.	Ballinger & Perrot	10	1,300,000	Not let.
West End av, 880-88.	Apartment	Joseph Paterno, et al.	G. Ajello	13	750,000	Owner builds.
71st st, 221-27.	Apartment	A. A. Paterno, et al.	G. Ajello	9	400,000	Owner builds.
55th st, 19-21 W.	Apartment	Col. Geo. Roberts	D. Everett Waid	9	450,000	Edward Corning Co.
Malden Lane, 93-97.	Offices	Richmond Levering & Co.	Clinton & Russell	7	800,000	Not let.
37th st, 13-17.	Store & Lofts	Jullus Tichman & Son	Schwartz & Gross	16	800,000	Owners build.
46th st, 15-17.	Stores & Offices	Larimore & Co.	Private Plans	10	200,000	G. B. Beaumont Co.
Riverside dr, nec 146th st.	Apartment	A. Campagna, et al.	Geo. F. Pelham	6	300,000	Owners build.
Park av, es, 51st to 52d st.	Hotel	Hotel Ambassador	Warren & Wetmore	17	7,500,000	Thompson-Starrett Co.
Riverside dr, c 157th st.	Apartment	Moses Goodman	Geo. F. Pelham	6	300,000	Owner builds.
Lexington av, 45th to 46th st.	Offices	N. Y. Central R. R. Co.	Warren & Wetmore	16	2,000,000	Not let; figuring.

Board of Appeals Disposes of Many Cases During 1919

THE Board of Standards and Appeals and the Board of Appeals began the year 1919 with 70 cases pending, received 1,005 new cases, and reopened 73 cases, making a total of 1,148 actions.

The boards heard and disposed of 1,058 cases, granting relief to property owners in 621 cases, or in nearly 60 per cent. of the cases heard. The year ends with 90 cases pending, 42 of these being cases heard and laid over for further hearing, including 20 appeals from fire department orders, all of which are similar to several cases decided by the board adversely to the railroads and which are now before the courts for review of the decision of this board. The other 48 cases on the calendar were filed too late for hearing in 1919.

An important phase of the work of the Board of Standards and Appeals in the year has been to formulate fuel oil rules, revise the sprinkler rules, revise the revolving door rules, revise the elevator rules, and adopt methods of tests for anti-siphon traps.

Out of a budget allowance of \$38,050, the board turned back \$4,293.61 and turned over to the City Chamberlain \$571.75 received in subscriptions to the "Bulletin" published weekly by the board, making the net cost of the year's work, exclusive of printing and stationery supplies, \$33,184.14, or about \$3.30 per case disposed of.

The various laws and decisions bearing on the works of

the board and the rules adopted by the board have been compiled by Edward F. Hammel, formerly engineer for the board, and Wm. Wirt Mills, secretary to the board, and will shortly be published in form similar to the Building Code.

Start Church and Office Building

(Continued from page 117.)

in the heart of the uptown financial district, this building is certain to be focal point of a heavy demand for office space. The present renting plans provide that the floors from the second to the fifth are to be divided into large units, while the floors from the sixth to the twelfth will be arranged as small offices to take care of the popular demand for space of this character. The floors from the twelfth to the twenty-first will be rented in their entirety to tenants who require as much as 20,000 square feet on a floor. Cushman & Wakefield, Inc., will have charge of the renting and management of this operation.

Located within a short distance of the two great railroad terminals, the Fifth Church of Christ, Scientist, will afford facilities for worship to its members who live or are in this section of the city, and also for the thousands of transient members and guests quartered in the great hotels in this part of the city.

Reports of New Projects Indicate Unusually Busy Year

Figures of F. W. Dodge Company Show Decided Increase in Practically All Types of Building and Engineering Construction

CONCLUSIVE evidence of the satisfactory manner in which the building situation is developing and some idea of the tremendous amount of new construction that will be undertaken during the ensuing year is possible by the figure showing both the proposed operations and the work actually placed under contract for the week of January 10 to 16 inclusive. These figures, prepared by the F. W. Dodge Company, include all new building and engineering construction projects in New York State and New Jersey, north of Trenton, and, according to reports coming in from this territory, there is likely to be a steady and consistent increase as the year progresses.

The report for the week shows that in this territory architects and engineers were at work on the plans for 323 new building and engineering construction projects that will undoubtedly mature some time during the year. This work will call for an expenditure of approximately \$43,386,100. During the same period there were contracts awarded for 161 operations in this territory that will require an outlay of \$18,672,400.

The list of 323 operations being planned during the week of January 10 to 16 inclusive is subdivided as follows: 65 business and commercial buildings, such as stores, offices, lofts, commercial garages, etc., \$7,477,000; 11 educational projects, \$1,788,400; 2 hospitals and institutions, \$116,200; 57 factory and industrial buildings, \$8,574,500; 2 military and naval structures, \$153,000; 2 public buildings, \$25,000; 19 public works and public improvements, \$20,990,000; 7 religious and memorial projects, \$317,000; 154 residential operations, including apartments, flats and tenements and one- and two-family dwellings, \$3,790,000, and 4 social and recreational building projects, \$155,000.

Among the 161 operations for which contracts were placed were 29 business and commercial projects, \$1,531,000; 5 educational buildings, \$1,575,400; 30 factory and industrial projects, \$1,634,500; 1 structure for the navy, \$800,000; 1 public building, \$40,000; 8 public works and public improvements, \$10,561,500; 1 religious building, \$12,000; 81 residential operations of various types, \$2,022,000, and 5 social and recreational projects, \$496,000.

PERSONAL AND TRADE NOTES.

Harry M. Vieux and F. F. J. Klebold, architects, announce that they have associated for the general practice of their profession and have opened offices at 738 Broad street, Newark, N. J. Both have been connected with the local profession for some years past.

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.

Max Baumann, of New York City, was elected treasurer of the National Association of Building Trades Employers at the first annual convention of this organization recently held in Indianapolis, Ind. Other officers elected included. **Andrew Lanquist**, Chicago, Ill., president; **George Donley**, Cleveland, O.; **V. R. Gould**, Omaha, Neb., and **E. J. Thomas**, Memphis, Tenn., vice-presidents.

Roi B. Woolley, who has been director of publicity of the Society for Electrical Development for the past two years, is now with **Thos. F. Logan, Inc.**, advertising agency, New York City. **Mr. Woolley**, who has been seventeen years in sales and advertising capacities, joined the society after services overseas. He will specialize on electrical and merchandising accounts.

H. L. Moore, widely known among lumber interests in the Metropolitan district, was recently appointed manager of sales for the **L. C. Smith Co., Inc.**, Brooklyn, wholesale and retail lumber manufacturers and dealers. **Mr. Moore** is now engaged in developing a sales force for the purpose of making greater efforts in the retail field and will devote special attention to the requirements of the building industry.

Franklin W. Loomis has joined the staff of the Society for Electrical Development. His many years' experience, covering the contracting, manufacturing and central station fields, will prove of great value in his new position. **Mr. Loomis** was at one time in business for himself as an electrical contractor, then in the Power Department of the **Narragansett Electric Lighting Company**, from which company he went to the **Edison Electric Illuminating Company of Brooklyn** as Power Agent,

then to the **Westinghouse Electric & Manufacturing Co.** as salesman, afterwards being connected with **Stone & Webster Management Corporation** as Commercial Advisor, **H. W. Johns-Manville Company** as Lighting Specialist, and the **Holophane Company** as Sales Engineer.

Hon. Jesse S. Phillips, Superintendent of Insurance, has issued an order to the New York Fire Insurance Exchange requiring that body to remove the unfair discrimination found to exist in violation of the law in the rating of buildings equipped with Conran revolving sprinklers. Under authority granted by the law prohibiting unfair discrimination on the part of fire insurance companies, Superintendent Phillips conducted hearings at which the fire underwriters had opportunity of presenting their side of the case. **John P. Leo**, chairman of the Board of Standards and Appeals, and **John Kenlon**, chief of the New York Fire Department, also testified at such hearings, and numerous exhibits bearing upon this matter were placed in evidence. Based upon the testimony offered at the hearings and the other evidence placed on record, Superintendent Phillips reached the conclusion that a denial of any credit for the installation of the Conran sprinklers constituted an unfair discrimination within the meaning of the law and the order above referred to followed.

New York Architects Hold Meeting.

The regular monthly meeting of the New York Society of Architects was held at the United Engineering Societies Building, 29 West 39th street, Tuesday evening, January 20. President **James Riely Gordon** presided. Notwithstanding the inclement weather conditions there was an excellent attendance. The matter of the formation of a Junior League in affiliation with the society, which has been under consideration for some time past, was discussed, and it was finally decided to hold a conference with other architectural organizations regarding the Union of Draftsmen. A committee of five members was appointed to represent the New York Society of Architects.

The bill giving to the Board of Appeals power to subpoena witnesses was discussed at considerable length. Opposition to this measure in its present form developed, and it was finally ordered that the Senate Cities Committee be notified that the society is opposed to the bill and desires public hearings on the same.

Plans are now being made for the annual dinner of the New York Society of Architects, that will precede the next meeting.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Conference on Concrete House Construction will be held in the Auditorium Hotel, Chicago, Ill., February 17, 18 and 19.

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.

Building Trades Employers' Association will hold its annual meeting and election of officers Tuesday afternoon, February 17. The nominating committee has prepared the following ticket to be voted on at that time: For president, **Ronald Taylor**; for first vice-president, **Fred B. Tuttle**; for second vice-president, **Albert N. Chambers**; for chairman of board of governors, **Charles J. Kelly**, and for treasurer, **J. P. Ryan**.

Builders' and Traders' Exchange of Newark held its annual meeting at 45 Clinton street January 15. Officers for the ensuing year were elected as follows: **Frederick Bowden**, president; **Hugh Kinard**, vice-president; **William C. Clift**, secretary, and **Lewis C. Rusling**, treasurer. The following directors were also elected for a term of three years: **Ira J. Ingram**, **John F. Dey** and **William C. Clift**. A special meeting of this organization will be held March 2 to vote upon proposed amendments to the by-laws.

Westchester Builders Elect.

At the recent annual meeting of the Westchester County Building Trades Employers' Association, held at Yonkers, representatives from organizations in all parts of the county attended. The following officers were elected for the ensuing year: **Frank N. Goble**, New Rochelle, president; **Charles R. Richards**, White Plains, secretary, and **Reginald Whamond**, White Plains, organizer.

A report from the wage scale and trade agreement committee was read and approved. Considerable discussion was given to the results of the meeting held at White Plains on January 10 between representatives of labor organizations, the building trades employers' organization and this committee. The next meeting of the wage scale and agreement committee is scheduled for Saturday afternoon, January 24, at White Plains.

CURRENT BUILDING OPERATIONS

LOCALLY the building industry has experienced a fairly active week, with contracts awarded for a number of large building projects and announcements that others would shortly be commenced. According to the number of plans now out in the trade for estimates, the major portion of which will probably result in the award of contracts during the next three or four weeks, the prospects for a busy spring building season grow steadily brighter.

During the past few weeks there has developed considerable new interest in the construction of high class apartments on the upper West Side. The Paternos, A. Campagna and others, who some years ago were exceedingly active in operations of this character, have prepared to resume work on an important scale and within the next month or six weeks it is anticipated that a number of the contemplated projects will be commenced.

It was also announced this week that work will soon be started on the twenty-one story church and office building that will be constructed at a cost of \$8,500,000 on the block front on the west side of Madison avenue, between 43d and 44th streets. William J. Taylor Co. has the contract for this operation.

Although the bricklayers are still out on strike for increased wages, negotiations are underway for the early settlement of this dispute, and contractors are of the opinion that before long this matter will be settled to the complete satisfaction of both employer and workmen.

Local building material and supply dealers report a steady growth in the volume of business and would be completely satisfied with the conditions if they could have the assurance of producers that adequate supplies of new materials would be available by the time the spring demand manifests itself. According to present conditions, it is doubtful if dealers will be able to supply the demand next spring unless production is greatly increased. Prices are firm and unchanged.

Common Brick.—Owing to the weather conditions and the congestion of snow in the streets there has been but little activity in the wholesale market for Hudson River common brick. Actual buying was lighter than it has been for some time, but inquiries denote lively interest in the future of this market. The price is holding very firmly at \$25 a thousand alongside, in cargo lots, and dealers are of the opinion that this will be the top-

most level for this year. No barges arrived during the week, owing to the fact that the river is completely frozen to a point below Haverstraw, and, according to authentic reports, navigation will not be possible for some weeks to come, even with a heavy thaw. Recent reports from the East indicate a considerable shortage of common brick throughout Connecticut and Massachusetts, with prices higher than they ever have been in the past. One dealer reports that common brick prices in Connecticut average between \$24 and \$27 a thousand on the cars in the yards, with brick scarce at this figure and

buyers looking to New York manufacturers to supply some part of their requirements.

Summary.—Transactions in the North River common brick market for the week ending Friday, January 23, 1920. Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 0; sales 3. Distribution, Manhattan, 3.

Structural Steel.—Although the building industry generally is well occupied with new construction and a large number

BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades \$25.00 to ———

Hudson River, "off loads" ..——— to ———

Raritan ..——— No quotation

Second-hand brick, per load

of 1,500 delivered17.00 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 35.00 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 \$3.50

Bronx deliveries 3.50

Hollow Tile—

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

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring \$92.70 per 1,000 sq. ft.

3x12x12 148.30 per 1,000 sq. ft.

4x12x12 166.80 per 1,000 sq. ft.

6x12x12 240.90 per 1,000 sq. ft.

Note—For deliveries north of 125th 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, \$20.00 per 1,000

Lime—

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

Finishing Lime (Standard in

300-lb. barrel) \$4.00 per bbl.

Common Lime (Standard 300-

lb. barrel) 3.80 per bbl.

Hydrate Finishing, in cloth

bags 27.00 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 \$22.50 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 (350-lb.

barrel) 3.80 per bbl.

Finishing Plaster (320-lb.

barrel) 4.75 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft. \$0.13

3-in. (hollow), per sq. ft. 0.14



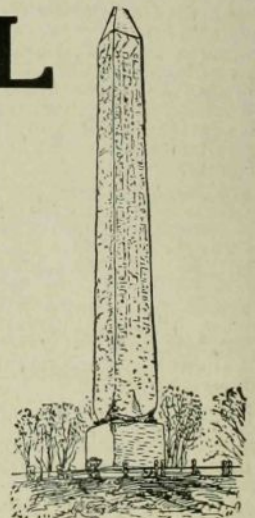
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MATERIALS AND SUPPLIES

of important structural projects for locations in Greater New York have been announced during the past week or so, there is apparently some hesitancy about booking steel for these operations and it will probably be some weeks yet before the industry begins to experience the increased tonnage demands resulting from this new business. At the present time, however, steel contractors have a large volume of business on their books, and they will be forced to materially increase their facilities in order to take care of the large volume of structural work that will shortly be commenced. That the de-

mand for fabricated material is at present only slightly behind the available supply throughout the country is evidenced by the recent report of the Bridge Builders and Structural Society for the month of December, 1919, which shows that during that month 85 per cent of the entire capacity of the bridge and structural shops was contracted for. Prices for fabricated material remain firm and unchanged at the present writing, but are likely to advance in the near future.

Masons' Materials.—Notwithstanding the recent inclement weather conditions and the snow-blocked streets that made the

hauling of building materials exceedingly difficult, there has been a satisfactory volume of business in this line and dealers are generally pleased with the outlook. In some lines the current demand is in excess of the supply and manufacturers are not optimistic that they will be in a position to catch up for some weeks to come. Meanwhile the inquiries for future material and supply deliveries indicate that the early spring months will inaugurate one of the heaviest building movements that this city has ever experienced, and unless production is greatly increased there is a likelihood of considerable shortage. Masons' material prices are firm and unchanged.

Linseed Oil.—The local market is extremely dull, with little or no buying activity and prices steady and unchanged since last week. Dealers are making plans to handle the greatly increased volume of business that is sure to arrive with the coming spring, as there is a vast amount of new construction underway in this territory that will create a heavy demand for paints and oils.

Nails.—There has been no change in the nail situation for some time and none is anticipated until production is materially increased. The American Steel & Wire Co. is holding the base price of wire nails at \$3.25 per keg, but the demand is so excessive that producers are only able to supply an insignificant part of the orders on file. Cut nails are exceedingly scarce and prices are fluctuating.

Roofing and Building Papers.—Demand for these commodities is very strong and there are numerous indications that as the spring building season approaches both manufacturers and dealers will be able to supply only a relatively small part of the requirements of local building interests. Prices generally are advancing and are likely to continue the upward trend for some time to come, particularly if the demand grows further in excess of the available supply. Tar paper is quoted by jobbers as follows: No. 1 ply, \$2.65 per roll; No. 2 ply, \$1.75 per roll; No. 3 ply, \$2.20 per roll. Red rosin sheathing paper, 25-lb. roll, \$1.50; 30-lb. roll, \$2.05, and 40-lb. roll, \$3.

Cast Iron Pipe.—Business has picked up to some extent, but as yet there is no great buying activity either from municipal or private sources. There have been a number of plans prepared for public improvements that will require this commodity in heavy tonnage, but it is likely to be some weeks before these lettings are announced. Prices are steady and unchanged.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:	
27x48x 1/4 in.....	0.37 each
32x36x 1/4 in.....	0.28 each
32x36x 3/8 in.....	0.29 each
32x36x 1/2 in.....	0.33 each

Sand—

Delivered at job in	
Manhattan	\$1.90 to — per cu. yd.
Delivered at job in	
Bronx	1.90 to — per cu. yd.

White Sand—

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

Broken Stone—

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

Building Stone—

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

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.....	\$2.90 to —
Beams and channels over 14 in.....	2.90 to —
Angles, 3x2 up to 6x8.....	2.90 to —
Zees and tees.....	2.90 to —
Steel bars.....	3.10 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).\$55.00 to —

Wide cargoes 55.00 to —
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%

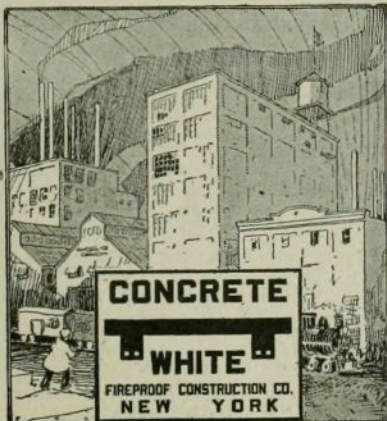
Linseed Oil—

City brands, oiled, 5-bbl. lot.....	\$1.79 to \$1.81
Less than 5 bbls.....	1.81 to 1.84

Turpentine—

Spot in yard, N. Y., per gal.....	\$1.80 to \$1.85
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Fred F. French Company, architects, engineers and builders, have obtained the contract for plans and construction in connection with the extensive alterations to be made to the four-story building at 62 Broad street, for the stock brokerage house of L. L. Winkelman & Company. The owner is a client of Lawrence, Blake & Jewell through whom title to the property was acquired last month from the Calvin Stevens Estate. The plot has a frontage of 23 feet 3 inches on Broad street and runs back 130 feet to a 25 foot rear line. It contains approximately 3,200 square feet. Fred F. French Company is drawing plans which will involve a new front and an additional story to the present four-story building, at a cost of approximately \$100,000.

Two floors of the new building will be occupied by the owner. Leases are being closed for the remaining space with other high class financial firms for May 1st occupancy. A bank is already negotiating for the ground floor and basement. At present the building is practically vacated except for the store and a restaurant upstairs. Harm Hildebrandt, age 91 years, still occupies the top floor. Mr. Hildebrandt has been living in the building for over fifty years. He moved in during the administration of Mayer C. Godfrey Gunther who at that time owned the building.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

22D ST.—Alfred Buesselle, 347 Madison av, has prepared plans for a 4-sty brick and limestone flat, 48x56 ft at 236-239 West 22d st, for the estate of William Lee Inman, owner, care of the New York Trust Co., 26 Broad st. Cost \$20,000. Architect will soon call for bids on general contract.

52D ST.—J. E. R. Carpenter, 681 Fifth av, has prepared plans for a 9-sty brick and limestone apartment, 83x84 ft, at 145-151 East 52d st, for a syndicate care of architect. Cost \$300,000. Owner builds.

RIVERSIDE DRIVE.—Paterno Brothers, Inc., 601 West 115th st, contemplate the construction of a 13-sty brick, limestone and terra cotta apartment, 80x100 ft, at the southeast corner of Riverside Drive and 105th st, for which name of architect and details of construction will be available later. Cost, about \$500,000.

RIVERSIDE DRIVE.—George F. Pelham, 200 West 72d st, has plans under way for a 6-sty brick and limestone apartment, 80x100 ft, at the northeast corner of Riverside Drive and 147th st, for Paterno Brothers, Inc., 601 West 115th st, owners and builders.

75TH ST.—George F. Pelham, 200 West 72d st, has completed plans for a 9-sty brick, limestone and terra cotta apartment, 60x102 ft, at 238-242 West 75th st, for the Lucania Realty Corporation, 680 West End av, owner and builder. Cost, \$300,000.

43D ST.—Gronenberg & Leuchtag, 303 5th av, have prepared revised plans for a 6-sty brick, limestone and terra cotta apartment, 60x100 ft, at 255-261 West 43d st, for the 48th Street Co., Henry Olaman, 790 Riverside Drive, owner and builder. Cost, about \$550,000.

DWELLINGS.

PARK AV.—Charles B. Meyers, 1 Union sq, has plans in progress for alterations to two 4-sty brick and stone residences, 40x70 ft, at 1028-1030 Park av, for Charles Welsh, Sr., 213 Broadway, owner. Cost, about \$25,000. Architect will soon call for estimates on general contract.

FACTORIES AND WAREHOUSES.

DUANE ST.—L. V. Sweezey, Bible House, has been retained to prepare plans for an 8-sty brick factory and loft building, 25x77 ft, at 80 Duane st, for R. A. Stewart & Co., 201 Broadway, owners. Details later.

HUDSON ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have been retained to prepare plans and specifications for an 8-sty reinforced concrete warehouse, 200x322 ft, to occupy the block bounded by Hudson st, West Houston st, Greenwich st and Clarkson st, for the Western Electric Co., 195 Broadway, owner. Details of construction will be announced later.

STORES, OFFICES AND LOFTS.

LIBERTY ALLEY.—Clinton & Russell, 32 Liberty st, have started preliminary plans for an 11-sty brick and reinforced concrete office building, 50x105 ft, in Liberty alley, rear of 160 Broadway, for the Lawyers Title & Trust Co., 160 Broadway, owner. G. B. Beaumont Co., 286 Fifth av, has the general contract.

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Bronx.**APARTMENTS, FLATS AND TENEMENTS.**

SHERMAN AV.—Edward J. Byrnes, 436 East 58th st, has completed plans for two 5-sty brick tenements, 43x55 ft, on the east side of Sherman av, 54 ft north of 163d st, for Robert J. Moorehead, 311 East 200th st, owner and builder. Cost, \$70,000.

CHURCHES.

SIMPSON ST.—Rouse & Goldstone, 511 Fifth av, have completed preliminary plans for a 5-sty brick and stone synagogue and school, 75x95 ft, in the east side of Simpson st, 200 ft north of Barrett st, for the Hunts Point Talmud Torah, Inc., owner. Architects will probably be ready for estimates on general contract about March 12.

HOSPITALS AND ASYLUMS.

GRAND CONCOURSE.—Moore & Landsiedel, 3d av and 148th st, have prepared plans for a 3-sty brick addition, 38x30 ft, to the hospital at 1052-54 Grand Concourse for the Bronx Maternity Hospital, Dr. Julius Weiss, president, 748 Kelly st, owner. Cost, about \$20,000.

Brooklyn.**APARTMENTS, FLATS AND TENEMENTS.**

KINGS HIGHWAY.—The Kings Highway Building Co., James P. Kelley president, 1817 Kings Highway, contemplates the construction of a 4-sty brick, limestone and terra cotta apartment, on plot 190x100 ft, on Kings Highway, East 16th to East 17th st, for which name of architect and details of construction will be available later. Owner will build.

BUSHWICK AV.—Cohn Brothers, 361 Stone av, have completed plans for a 4-sty brick, limestone and terra cotta apartment, 62x90 ft, at the northwest corner of Bushwick and Greene avs, for Louis Gallin, 231 Lynch st, owner and builder. Cost about \$80,000.

GREENE AV.—Cohn Brothers, 361 Stone av, have prepared plans for a 4-sty brick, limestone and terra cotta apartment, 83x88 ft, on Greene av, 62 ft west of Bushwick av, for Louis Gallin, 231 Lynch st, owner and builder. Cost \$90,000.

DWELLINGS.

STILWELL AV.—J. J. Galizia, 2940 West 19th st, has prepared plans for a 2-sty frame dwelling, 18x48 ft, on the west side of Stilwell av, 60 ft north of Av Z, for J. Carvicalla, 1403 Neptune av, owner and builder. Cost, \$6,000.

EAST 13TH ST.—David A. Lucas, 98 3d st, has completed plans for two 2-sty frame dwellings, 13x51 ft, in the west side of East 13th st, 245 ft north of Av U, for the M. M. Construction Co., Meyer Meyersohn president, 1945 East 13th st, owner and builder. Total cost, \$10,000.

6TH ST.—W. C. Winters, 106 Van Sicklen av, has finished plans for three 2-sty frame dwellings, on plot 75x100 ft, in the north side of 6th st, 280 ft east of Shaw av, for Lehrman & Miller, 15 Barbey st, owners and builders. Total cost, \$12,000.

LINCOLN AV.—J. Soveiro, 3006 Atlantic av, has prepared plans for a 2-sty frame dwelling, 19x55 ft, on the east side of Lincoln av, 338 ft north of Liberty av, for Prisco & Caveiro, 297 Sherard av, owners and builders. Cost, \$8,000.

ELDERTS LANE.—Charles Infanger & Son, 2634 Atlantic av, have completed plans for a 2-sty frame dwelling, 16x42 ft, in the west side of Elderts lane, 274 ft north of Etna st, for J. Dreher, 316 Ridgewood av, owner and builder. Cost, \$4,500.

88TH ST.—W. C. Winters, 106 Van Sicklen av, has plans in progress for two 2-sty frame dwellings, 17x55 ft, at the southwest corner of 88th st and Colonial av, for Francis Lee, 167 77th st, owner and builder. Total cost, \$16,000.

EAST 19TH ST.—W. R. Squire, 16 West 33d st, Manhattan, has prepared plans for a 2½-sty brick dwelling, 22x33 ft, in the east side of East 19th st, 215 ft north of Av S, for M. Voetter, 852 Classon av, owner. Cost, \$6,500.

81ST ST.—James Hartung, 661 5th av, has completed plans for a 2½-sty frame dwelling, 25x55 ft, in the south side of 81st st, 300 ft west of Bay Parkway, for James H. Gillen, 36 Bay 35th st, owner and builder. Cost, \$8,500.

WEST 10TH ST.—W. F. Kenworth, 1778 West 11th st, has completed plans for two 2½-sty frame dwellings in the west side of West 10th st, 100 ft south of Av R, for the John F. Churlo Corp., 1778 West 11th st, owner and builder. Total cost \$14,000.

WEST 11TH ST.—W. F. Kenworth, 1778 West 11th st, has prepared plans for a 2½-sty frame dwelling, 25x42 ft at the southeast corner of West 11th st, and Av R, for the John F. Churlo Corp., 1778 West 11th st, owner and builder. Cost \$7,000.

BUSHWICK AV.—Burke & Olsen, 32 Court st, have finished plans for alterations to the 3-sty brick dwelling, 20x45 ft, on the east side of Bushwick av, 75 ft south of Harmon st, for Doecks & Horn, 371 Fulton st, owners, who will soon call for bids on general contract. Cost about \$5,000.

BENSON AV.—Kallich & Subkis, 7922 21st av, have completed plans for a 2-sty frame dwelling, 22x52 ft, at the southeast corner of

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Benson av and Bay 29th st, for Harry Grossbard, 36 East 22d st, Brooklyn, owner and builder. Cost \$15,000.

FACTORIES AND WAREHOUSES.

ROCKAWAY AV.—Samuel Millman & Son, 26 Court st, have plans in progress for a 4-sty brick factory building, 55x92 ft, at the north-east corner of Rockaway av and Newport st, for Michael Climcheck, 479 Amboy st, owner, who will soon take estimates on general contract. Cost, \$55,000.

ATLANTIC AV.—The Brooklyn Retail Butchers' Corporation, Alfred Rosen, chairman building committee, contemplates the construction of a 3-sty brick and reinforced concrete artificial ice plant and storage warehouse, 135x131 ft, on Atlantic av, between Fort Greene pl and South Elliott pl, for which name of architect and details of construction will be available later. Cost, approximately \$400,000.

McKIBBEN ST.—C. P. Cannella, 1163 Herkimer st, has prepared plans for a 1-sty brick wagon factory, 159x200 ft, at the northwest corner of McKibben and White sts, for Henry Hessner & Son, 33 Bartlett st, owner and builders. Cost about \$50,000.

HALLS AND CLUBS.

4TH AV.—Thomas Bennett, 79th st and 5th av, has been selected to prepare plans for a 2-sty brick and limestone club house, 60x100 ft, at the northwest corner of 4th av and 78th st, for the Knights of Columbus, Thomas Dongan Council, owner. Cost about \$90,000. Details of construction will be announced later. Architect will take estimates on general contract.

STABLES AND GARAGES.

44TH ST.—Dominick Salvati, 369 Fulton st, has completed plans for a 1-sty brick garage extension in the south side of 44th st, 287 ft east of 13th av, for the Borough Park Garage, Inc., Thos. Rubin, president, owner and builder, on premises. Cost, about \$12,000.

LEXINGTON AV.—Cohn Brothers, 361 Stone av, have plans under way for a 1-sty brick garage, 100x80 ft, on the west side of Lexington av, 112 ft from Franklin av, for the Lind Left Realty Co., 1592 Eastern Parkway, owner and builder. Cost, \$22,000.

BRISTOL ST.—Cohn Brothers, 361 Stone av, have plans in progress for a 1-sty brick garage, 20x35 ft, at 157 Bristol st, for Quinlan Express Co., 157 Bristol st, owner, who will take estimates on general contract. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

PACIFIC ST.—Cohn Brothers, 361 Stone av, have plans in progress for three 4-sty brick loft buildings, 41x90 ft, in the north side of Pacific st, 100 ft west of East New York av, for the Atlantic-Pacific Construction Co., owner and builder, care of architects. Cost, \$45,000.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have plans in progress for a 2-sty frame dwelling, 20x48 ft, at the northeast corner of Yarmouth and Sterling sts, for George Eiermann, 95 William st, Jamaica, owner and builder. Cost, \$5,500.

ST. ALBANS, L. I.—Edward Jackson, Herriman av, Jamaica, has completed plans for a 2½-sty frame dwelling, 30x38 ft, in the east side of Park pl, 240 ft north of St. Marks av, for Mary Pfeifer, 1654 Decatur st, Evergreen, L. I., owner and builder. Cost \$4,500.

FOREST HILLS, L. I.—Gretsch Construction Co., 177 Remsen st, Brooklyn, has prepared plans for a 2½-sty brick dwelling, 38x31 ft, in the west side of Shorthill rd, 363 ft north of Greenway South, for Fred Gretsch, 41 Shorthill rd, owner and builder. Cost about \$20,000.

JAMAICA, L. I.—Edward Jackson, Herriman av, has finished plans for two 2-sty frame dwelling, 16x46 ft, at the northeast corner of Henry st and Rockaway rd, for John Ulmer, Strenski pl, Jamaica, owner and builder. Cost \$6,000 each.

EDGEMERE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 20x38 ft, in the west side of Beach 44th st, 1,720 ft north of the Boulevard, for Henry Meyer, Jr., Beach 87th st, Rockaway Beach, owner and builder. Cost \$8,000.

ARVERNE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has prepared plans for ten 2-sty frame dwellings, 18x32 ft, at the northwest corner of Boardwalk and Cedar av, for A. Messer, owner and builder, on premises. Total cost \$40,000.

ARVERNE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has finished plans for a 2-sty frame dwelling, 26x36 ft, on the east side of Sommerfield av, 150 ft north of the L. I. R. tracks, for Gerold Ryan, Arverne, L. I., owner and builder. Cost \$7,000.

FAR ROCKAWAY, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for two 2-sty frame dwellings, 16x39 ft, in the east side of Grove st, 280 ft north of Cornaga av, for the estate of J. Morris, Far Rockaway, owner and builder. Total cost \$7,000.

FLUSHING, L. I.—Edward Jackson, Herriman av, Jamaica, has completed plans for a 2½-sty frame dwelling, 20x40 ft, at the northeast cor-



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ner of Arrandale av and 30th st, for M. P. Russ, 118 Norwood av, Flushing, L. I., owner and builder. Cost \$6,000.

FLUSHING, L. I.—Edward J. Naughton, 324 Burns st, Forest Hills, L. I., has prepared plans for a 2½-sty brick residence, 27x40 ft, at the northwest corner of Depot la and 26th st, for Anna Landersten, 38 Fort Washington av, New York City, owner and builder. Cost \$14,000.

MASPETH, L. I.—A. Magnoin, 112 50th st, Corona, L. I., has completed plans for a 2-sty frame dwelling, 25x42 ft, with stores, at the northeast corner of Columbia pl and Grand st, for S. J. Jacobs, 67 Grand st, Maspeth, owner and builder. Cost \$6,000.

HALLS AND CLUBS.

LONG ISLAND CITY, L. I.—Wm. Sprooser, 211 12th av, Long Island City, has plans in progress for a 5-sty brick and limestone lodge building, 50x100 ft, at the northeast corner of Lefferts av and Broadway, for the Loyal Order of the Moose, William Nast, chairman building committee, 507 Broadway, L. I. City, owner. Cost, about \$150,000. Architect will probably be ready for bids about February 5.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—Frank S. Parker, 44 Court st, Brooklyn, has plans nearing completion for a 2-sty brick and concrete service station, 79x186 ft, at the northwest corner of Henry and William sts, for Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, about \$75,000.

ELMHURST, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, has prepared plans for a 1-sty brick and concrete garage, 100x200 ft, on Jackson av, between 21st and 22d sts, for the Midwood Building Corporation, Louis Gold, 44 Court st, Brooklyn, owner and builder. Cost, \$70,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Peter L. Schultz, Dispatch Building, Union Hill, N. J., has plans in progress for a 3-sty frame flat, 25x48 ft, in Jersey City, for R. Morrison, owner, care of architect. Cost \$15,000. Exact location and details will be available later.

NEWARK, N. J.—Plans have been prepared privately for a 2-sty frame flat, 26x82 ft, with stores, at 346 Peshine av, for the Peshine Construction Co., 160 Barclay st, Newark, owner and builder. Cost about 1,000.

NEWARK, N. J.—Plans have been prepared privately for a 3-sty frame flat, 22x53 ft, at 336 Peshine av, for the Peshine Construction Co., 160 Barclay st, Newark, owner and builder. Cost \$11,000.

BANKS.

ASBURY PARK, N. J.—Dennison & Hirons, 475 Fifth av, Manhattan, have been selected to prepare plans and specifications for the brick and stone bank and office building to be erected at the corner of Emery st and Cookman av for the Seacoast Trust Co., Mattison av, owner.

DWELLINGS.

RIDGEWOOD, N. J.—Lewis & Rogers, Wilsey Building, Ridgewood, have plans underway for a 2½-sty frame residence at Ridgewood, for owner to be announced later. Cost \$15,000. Architects will soon call for bids on separate contracts.

NEWARK, N. J.—E. V. Warren, Essex Building, has completed plans for a 2½-sty frame dwelling, 30x34 ft, at 281-283 Bergen st, for Arthur D. Crane, 926 Essex Building, owner and builder. Cost \$7,000.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has finished plans for a 2½-sty frame residence, 29x34 ft, in Draper Terrace, for Engstrom & Co., Valley Road, near Watschung av, Montclair, owners and builders.

NEWARK, N. J.—E. V. Warren, Essex Building, Newark, has completed plans for twelve 2½-sty frame dwellings, 20x28 ft, at 393 to 419 South 15th st, for Joseph Krivant and Joseph Mayzel, 189, Bloomfield av, Newark, owners and builders. Cost \$6,000 each.

PASSAIC, N. J.—W. C. Pattison, Lawyers Building, Passaic, has finished plans for a 2½-sty frame dwelling, 32x25 ft, on Brook av, for Mrs. Edith Bows, care of Peoples Bank, Passaic, owner. Cost \$8,000.

PASSAIC, N. J.—W. C. Pattison, Lawyers Building, has completed plans for a 2½-sty frame dwelling, 28x34 ft, on Passaic av, for Garrett Van De Vliet, owner, care of architect. Cost about \$8,000.

PASSAIC, N. J.—W. C. Pattison, Lawyers Building, Passaic, has prepared plans for a 1½-sty frame bungalow, 28x30 ft, on Ridge av, for Frank Terhune, care of Peoples Bank, Passaic, owner. Cost \$7,000. Architect will soon take bids on general contract.

MAPLEWOOD, N. J.—Strombach & Mertens, Clinton av, Irvington, N. J., have completed plans for a 2½-sty frame dwelling, 36x37 ft, with garage, at 50 Park av, Maplewood, for Joseph Lombardy, Park av, Maplewood, owner and builder. Cost about \$8,000.

NEWARK, N. J.—Strombach & Mertens, Clinton av, Irvington, N. J., have prepared plans for a 2½-sty frame and brick veneer dwelling, 36x37 ft, on the south side of Park av, opposite

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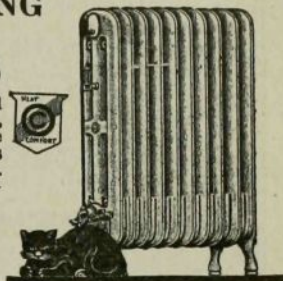
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FACTORIES AND WAREHOUSES.

UNION, N. J.—Scott & Prescott, 34 East 23d st, Manhattan, have plans in progress for six 1, 2 and 3 sty brick and reinforced concrete factory building, on plot 350x250 ft, on the Hackensack Plank road, for the Clifton Textile Co., 128 Hackensack Plank road, owner. Cost \$600,000. Architects will be ready for bids on general contract about January 28.

NEWARK, N. J.—Timmis & Chapman, 315 5th av, Manhattan, have plans in progress for a 5-sty reinforced concrete factory building at Lister av and Chapel st for the General Lead Batteries Co., 123 West 56th st., Manhattan, owner. Cost, \$150,000. Architects will be ready for estimates on general contract about February 15.

BLOOMFIELD, N. J.—Starret & VanVleck, 8 West 40th st, Manhattan, have plans in progress for a 1-sty brick and steel factory, 120x200 ft, on North Arlington av for the American LaFrance Fire Engine & Automobile Co., Elmira, N. Y., owner. Cost, \$300,000. Purdy & Henderson, 45 East 17th st, Manhattan, steel engineers. Clyde R. Place, 60 East 45th st, mechanical engineer.

HALLS AND CLUBS.

PATERSON, N. J.—Wm. T. Fanning, Colt Building, Paterson, has plans in progress for a 4-sty brick and limestone association building with auditorium seating 1,200 at the southeast corner of Church and Allison sts, for the Young Men's Hebrew Association, Edward Bloom, president, 21 Market st, owner. Cost about \$300,000. Architect will take estimates on general contract.

HOSPITALS AND ASYLUMS.

MORRIS PLAINS, N. J.—Francis H. Bent, State Architect, Trenton, N. J., has plans under way for two treatment buildings, 6-sty brick, 82x40 ft, at Morris Plains, N. J., for the New Jersey State Hospital for the Insane. Cost, approximately \$400,000. Will advertise for bids about March 1.

MUNICIPAL.

NEWARK, N. J.—Frederick Bigelow, 70 Astor st, has plans nearing completion for a 2-sty brick, limestone and concrete police station; 68x40 ft, with 2-sty cell house and garage, in Market st for the city of Newark, Department of Parks and Public Buildings, owner. Cost, \$100,000.

SCHOOLS AND COLLEGES.

BERNARDSVILLE, N. J.—Guibert & Betelle, 665 Broad st, Newark, have started preliminary sketches for a 3-sty brick and stone public school building at Bernardsville, N. J., for the Board of Education of the Township of Bernardsville, owner. Cost, approximately \$500,000. Details of construction will be available later.

JERSEY CITY, N. J.—John T. Rowland, 100 Sip av, Jersey City, has been retained to prepare plans for a new building for Public School No. 38, at the corner of Erie st and Pavonia av, for the Board of Education of Jersey City, City Hall, owner. Details of construction not yet available.

WESTFIELD, N. J.—Wilder & White, 50 Church st, Manhattan, are preparing plans for a 2-sty brick and stone grade school, containing twelve class rooms, auditorium, etc., on Westfield av for the Board of Education of Westfield, Wm. H. Orr, president, owner. Cost, about \$150,000.

JERSEY CITY, N. J.—Wm. T. Fanning, Colt Building, Paterson, N. J., has plans in progress for a 3-sty brick parochial school, containing 30 classrooms, on West Side av, near Kensington av, for St. Aloysius' R. C. Church, Rev. Mark Duffy, pastor, owner. Cost, \$250,000. Architect will take estimates on general contract.

ROSELLE, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have plans nearing completion for a 2-sty brick and limestone school building, containing six rooms and assembly, at Roselle, N. J., for the Board of Education of Roselle, owner. Cost \$60,000. Owner will soon advertise for bids on general contract.

WEST NEW YORK, N. J.—Wm. Mayer, Jr., 711 Bergenline av, West New York, has finished preliminary plans for a 2-sty brick and limestone public school, containing 41 classrooms, at West New York, for the Board of Education of West New York, owner. Cost approximately \$400,000.

EAST ORANGE, N. J.—James S. Piggott, Wiss Building, Newark, N. J., has started sketches for a 2-sty brick and stone parochial school containing six classrooms on Elmwood av, for the Roman Catholic Church of Our Lady of the Blessed Sacrament, owner. Details will be announced later.

STABLES AND GARAGES.

WEST HOBOKEN, N. J.—Peter L. Schultz, Dispatch Building, Union, N. J., has plans under way for a 2-sty reinforced concrete garage, 100x100 ft, at West Hoboken, N. J., for owner and builder to be announced later. Cost \$50,000.

WEST HOBOKEN, N. J.—Peter L. Schultz, Dispatch Building, Union, N. J., has completed plans for a 1-sty brick garage, 35x50 ft, at 114

Lake st, for George Zache, owner, care of architect. Cost \$15,000. Owner will take estimates on general contract.

NEWARK, N. J.—John B. Cella, 84 Orange av, Irvington, N. J., has completed plans for a 1-sty brick garage, 74x100 ft, at 443-447 South 13th st, for R. Fedla and T. Santoro, 370 Fairmount av, Newark, owners and builders. Cost \$15,000.

NEWARK, N. J.—W. Albert Swasey, 101 Park ac, Manhattan, has prepared plans for a 3-sty brick and reinforced concrete garage, 32x87x44x129 ft, in Rector st, for a syndicate headed by Travis H. Whitney and Wm. Morton, 501 5th av, Manhattan, owner. Cost about \$50,000.

STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—F. S. and S. E. Sutton, 9 Clinton st, Newark, have sketches under way for a 1-sty brick and limestone office building, 50x75 ft, in Spring st, for E. E. Murdock, 24 Spring st, owner. Details will be announced later.

THEATRES.

PLAINFIELD, N. J.—Samuel Schwartz and J. J. Kramer, 220 Broadway, Manhattan, contemplate the construction of a 2-sty brick and terra cotta theatre, 102x250 ft, in east Front st, near Watchung av, for which name of architect and details of construction will be available later. Cost about \$250,000.

BOONTON, N. J.—Plans are being prepared privately for a 1-sty brick and reinforced concrete vaudeville and moving picture theatre, 64x118 ft, seating 1,000, at 617-619 Main st for Clare Darrees, Boonton, N. J., owner and builder. Cost, \$60,000.

PATERSON, N. J.—H. B. Crosby, 125 Ellison st, Paterson, has prepared plans for a 2½-sty frame and stucco residence, 30x35 ft, in Park Manor, for Harold L. Stern, 303 17th av, Paterson, owner, who will soon take estimates on separate contracts. Cost about \$16,000.

NEWARK, N. J.—Henry Baechein, 665 Broad st, has plans completed for a 2-sty brick and reinforced concrete moving picture theatre, 80x140 ft, at 88 Belleville av, near Bloomfield av, for Joseph Stern, 207 Market st, owner, who will soon take estimates from a selected list of contractors.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—Wm. J. Yennie & Co., Inc., 45 East 42d st, have the general contract for alterations and additions to the 5-sty brick and stone residence at 69 West 50th st, for Harry P. Wendt, owner, from plans by William J. Russell, architect. Cost, \$12,700.

MANHATTAN.—Wm. J. Yennie & Co., Inc., 45 East 42d st, have the general contract for alterations to the 4-sty brick dwelling at 101-109 West 68th st, for Mrs. H. J. Jackson, owner, from plans by Randolph H. Almiroty, architect. Cost, about \$35,000.

BRIGHTWATERS, L. I.—T. B. Thomas, 5th av, Bayshore, L. I., has the general contract for two 2½-sty frame and stucco residences, 27x48 ft, at Brightwaters, L. I., for the C. L. Lawrence Corporation, owner, from plans by P. A. Cusachs, 12 East 46th st, Manhattan, architect. Total cost, \$40,000.

WOODMERE, L. I.—Charles Lindner, Felter av, Hewlett, L. I., has the general contract for a 2½-sty frame residence, with stucco exterior, at Woodmere, L. I., for Mrs. Charles Cort, owner, from privately prepared plans. Cost \$20,000.

ROCKAWAY BEACH, L. I.—W. T. Kennedy & Co., Division av, Rockaway Beach, have the contract for a 2½-sty frame dwelling, 24x37 ft, in the west side of Beach st, 120 ft north of Newport av, for John J. Flynn, Rockaway Beach, owner, from privately prepared plans. Cost \$11,000.

FAR ROCKAWAY, L. I.—W. T. Kennedy & Co. have the general contract for a 2½-sty frame dwelling, 20x32 ft, at Deerfield road and Kirkland pl, for A. Rosenstein, 278 Central av, Far Rockaway, owner, from privately prepared plans. Cost \$9,000.

FLUSHING, L. I.—Paris-Hencken Co., 141 West 36th st, Manhattan, has the general contract for a 2½-sty frame dwelling, 22x33 ft, at the southeast corner of Oak and Quince sts, for George S. Welp, 545 South 17th st, Flushing, owner, from plans by A. E. Richardson, 100 Amity st, Flushing, architect. Cost \$8,500.

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FACTORIES AND WAREHOUSES.

MANHATTAN.—Prensky Contracting Co., 198 Manhattan av, has the general contract for alterations to the 4-sty brick storage warehouse, 25x75 ft, at 9 South st, for Hyman & Frederick Fajon, 49 Whitehall st, owners, from plans by Philip Bardes, 230 Grand st, architect. Simon Calve, 29 Whitehall st, lessee. Cost about \$50,000.

PATERSON, N. J.—Michael Lynch Contracting Co., 94 Court st, Paterson, has the contract for a 3-sty reinforced concrete mill building, 57x183 ft, at the northwest corner of Clay and Chestnut sts, for the Union Realty Co., 276 Clay st, owner, from privately prepared plans. Cost \$145,000.

PATERSON, N. J.—Michael Lynch Contracting Co., 94 Court st, Paterson, has the general contract for a 2-sty brick and concrete silk mill, 30x75 ft, in North 10th st, for Rosen & Pogel, 78 North 10th st, owners, from privately prepared plans. Cost \$45,000.

PATERSON, N. J.—Peter Van Kirk, 83 Fulton st, Paterson, has the general contract for a 5-sty brick silk mill, 205x73 ft, at the corner of 15th st and Ninth av, for the Diamond Silk Co., 18th st, owner, from privately prepared plans. Cost \$200,000.

LONG ISLAND CITY, L. I.—Louis Gold, 44 Court st, Brooklyn, has the general contract for a 4-sty reinforced concrete factory building, 200x207 ft, on Van Alst av, 13th to 14th st, for the G. E. Shepard Co., 303 Hudson st, Manhattan, owner, from privately prepared plans. H. G. Balcom, 10 East 47th st, Manhattan, engineer.

LONG ISLAND CITY, L. I.—J. C. Lyons & Sons, 2010 Broadway, Manhattan, have the general contract for a 6-sty reinforced concrete factory building, 150x200 ft, to occupy the block bounded by 7th and 8th sts, Washington and Pierce avs, for G. Piel, 28 13th st, Long Island City, owner, from plans by Charles Houchin Higgins, 19 West 44th st, Manhattan, architect and engineer. Cost, \$450,000.

BROOKLYN.—C. Curtis Woodruff, 213 10th st, Long Island City, has the general contract for a 1-sty brick pump house, 90x45 ft, in the north side of Calyer st, 150 ft east of Kingsland av, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Geo. A. Fuller Co., 175 Fifth av, has the general contract for a 12-sty brick, limestone and terra cotta office building, 50x100 ft, at 5 to 7 Dey st, for the T. A. Gillespie Co., 50 Church st, owner. Name of architect and details of construction will be available later.

MANHATTAN.—Seymour Shampain Co., 105 West 42d st, has the general contract for alterations to the 5-sty brick and stone store, office and loft building, 23x94 ft, at 87 Franklin st, for the Cordette Realty Co., 133 West 21st st, owner, from plans by Charles B. Meyers, 1 Union sq, architect. Cost, \$12,000.

THEATRES.

PLAINFIELD, N. J.—M. Shapiro & Sons, 52 Vanderbilt av, Manhattan, have the general contract, for a 2-sty brick and terra cotta theatre, 102x250 ft, in East Front st, near Watching av, for Samuel Schwartz and J. J. Kramer, 220 Broadway, Manhattan, owners, from plans prepared privately. Cost \$250,000.

MANHATTAN.—Fleischmann Construction Co., 531 Seventh av, has the general contract for a 2-sty brick, limestone and terra cotta theatre, seating 3,600, at the northeast corner of Broadway and 83d st, for Marcus Loew, 1493 Broadway, owner, from plans by Thomas W. Lamp, 644 Eighth av, architect.

STANDARDS AND APPEALS Calendar.

Board of Appeals, Tuesday, 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, January 27, 1920, at 10 a. m.
Appeals from Administrative Orders.

- 9-20-A—1657-1665 Webster avenue, The Bronx.
 - 14-20-A—101 Exterior street, The Bronx.
 - 15-20-A—135-157 West 65th street, Manhattan.
 - 16-20-A—North side of East 62d street, 600 ft. from Avenue V, Brooklyn.
 - 924-19-A—Review avenue and Thomas street, on northerly side of Newtown Creek, Blissville, Queens.
 - 954-19-A—275 Ellis street, Tottenville, Richmond.
 - 2-20-A—501-503 Sixth avenue, N. W. cor 30th street, Manhattan.
 - 8-20-A—93-99 Nassau street, Manhattan.
 - 19-20-A—56-58 Pine street, Manhattan.
- Under Building Zone Resolution.*
- 7-20-BZ—10 Hemlock place, Maspeth, Queens.
 - 10-20-BZ—410 City Island avenue, The Bronx.
 - 12-20-BZ—533-539 15th street, Brooklyn.
 - 13-20-BZ—72 Carlton avenue, Brooklyn.
 - 45-20-BZ—5-19 West 58th street, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, January 27, 1920, at 2 p. m.
Petitions for Variations.

- 1005-19-S—26 East 33d street, Manhattan.
 - 1-20-S—303-315 Jay street, Brooklyn.
 - 899-19-S—19 West 23d street, Manhattan.
 - 5-20-S—30 West 32d street, Manhattan.
 - 11-20-S—163 West 62d street, Manhattan.
 - 18-20-S—65-67 Wooster street, 379-381 West Broadway, Manhattan.
- Bakery Cases.*
- 902-19-S—194 Hamilton avenue, Brooklyn.
 - 913-19-S—259 Ninth avenue, Manhattan.
- Appliances Submitted for Approval.*
- 473-19-S—Fire Alarm Industrial Signal.
 - 554-19-S—Exit Door Lock.
 - 965-18-S—Sypho Chemical Equipment, for premises 958-964 University avenue, The Bronx. Reopened December 17, 1918.
 - 833-19-S—Pronto Fire Extinguisher.
 - 856-19-S—Acme Fire Alarm.
 - 922-19-S—Pneumecator.

BOARD OF APPEALS.

Tuesday, February 3, 1920, at 10 a. m.

Pier Cases.

- 594-19-A—Pier No. 8, North River, Manhattan.
- 595-19-A—Pier No. 44, East River, Manhattan.
- 480-19-A—Piers 4 and 5, North River, Manhattan.

- 481-19-A—Old Pier 3, North River, Manhattan.
- 877-19-A—Pier 14, North River, Manhattan.
- 878-19-A—Pier 15, North River, Manhattan.
- 879-19-A—Pier 15, North River, Manhattan.
- 880-19-A—Pier 28, East River, Manhattan.
- 881-19-A—Pier 1 (Old), North River, Manhattan.
- 882-19-A—Pier 27, North River, Manhattan.
- 883-19-A—Pier 29, North River, Manhattan.
- 884-19-A—Pier 30, North River, Manhattan.
- 885-19-A—Pier 78, North River, Manhattan.
- 886-19-A—Pier 42, North River, Manhattan.
- 937-19-A—Piers 37 and 38, East River, Manhattan.
- 948-19-A—Pier 21, foot of West 131st street, North River, Manhattan. (Order No. 95587-F.)
- 949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
- 950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95583-F.)
- 981-19-A—Piers 22-25, East River, Manhattan.
- 1003-19-A—Pier 28, North River, Manhattan.

BOARD OF APPEALS.

Tuesday, February 17, 1920, at 10 a. m.

Under Building Zone Resolution.

- 861-19-BZ—554 West 174th street, Manhattan.

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