

# Real Estate Record and Builders Guide

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## Advertising Index

	Page
A BSee Electric Elevator	4th Cover
Ackerly, Orville B., & Son	2d Cover
Adler, Ernest N.	2d Cover
Alliance Realty Co.	200
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	200
Armstrong, John	2d Cover
Aspromonte & Son, L. S.	230
Atlas Waterproofing Co., The	231
Automatic Fire Alarm Co.	224
Beaumont Co., G. B.	Title Page
Bechmann, A. G.	214
Bershire Realty Co., Inc.	216
Betz Brothers, Inc.	226
Birdsall, Daniel & Co.	Front Cover
Boylan, John J.	2d Cover
Brown, Frederick	214
Brown Co., J. Romaine	Front Cover
Burns Wall Paper Co., The	214
Butler & Baldwin	2d Cover
Cammann, Voorhees & Floyd	2d Cover
Carpenter, Leonard J.	2d Cover
City Investing Co.	200
City and State Supervision Co.	210
Classified Advertisements	213
Consolidated Gas Co.	215
Corning Co., Edward	4th Cover
Corwith Brothers	217
Coughlin, James A.	228
Cross & Brown	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner Real Estate Co., A. M.	2d Cover
Cushman & Wakefield	Front Cover
Cutler & Co., Arthur	2d Cover
Cutner, Harry B.	2d Cover
Davenport Real Estate Co.	217
Davies, J. Clarence	217
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	2d Cover
Dowd, James A.	2d Cover
Duffy Co., J. P.	226
Eastern Gas Appliance Co.	231
Electric Service Eng. Co.	228
Electro Sun Co.	227
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	2d Cover
Fassler & Roberts	227
Finegan, Austin	2d Cover
Finch & Co., Chas. H.	230
Fischer, J. Arthur	2d Cover
Fox & Co., Fredk.	2d Cover
Frank & Frank	227
Fuller Co., Geo. A.	224
Gilbert, Chas. L.	216
Gold, Louis	214
Goodstein, Harry	216
Goodwin & Goodwin	2d Cover
Halback & Co., C. E.	228
Hecla Iron Works	229
Hess, M. & L., Inc.	Front Cover
Holmes Electric Protective	4th Cover
Hydraulic Stone Corp.	229

## TABLE OF CONTENTS

### SECTION I.

Editorials	201
Most Successful of N. Y. Real Estate Board's Banquets	203
Rentals in New Ambassador Hotel Reach Record Figures	204
Today's Rate of Interest on Real Estate Mortgage Loans	205
Legislature Flooded With Bills Affecting Realty	206
Real Estate for the Current Week	207
Private Sales of the Week	207
Statistical Table of the Week	217
Building Progress Hampered by Serious Labor Problems	218
Work Started on \$1,000,000 Office and Showroom Building	219
Court of Appeals Defines Law on Architects' Commissions	220
Weather Conditions Have Not Retarded Building Plans	221
Personal and Trade Notes	221
Trade and Technical Society Events	221
Current Building Operations	222
Building Material Markets	222
Contemplated Construction	224
Plans Filed for New Construction	227

### SECTION II.

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

	Page
Inter-City Fuel Co., Inc.	212
Jackson, Daniel H.	210
Kane Co., John P.	4th Cover
Kennelly, Bryan L., Inc.	2d Cover
Kerns Co., James F.	215
Knap & Wasson Co.	2d Cover
Kloes, F. J.	224
Kohler, Chas S., Inc.	200
Lawrence & Co., Geo.	227
Lawrence Cement Co.	4th Cover
Lawyers' Mortgage Co.	208
Lawyers' Title & Trust Co.	209
Leyeraft & Co., J. Edgar	Front Cover
Lehigh Portland Cement Co.	231
Levers, Robert	2d Cover

	Page
Long Realty Co., A. J.	215
Manning, Bernhard Realty & Const. Co.	216
Manning & Trunk	2d Cover
Markham Realty Corp.	200
Martin, H. Samuel	2d Cover
Maurer & Son, Henry	228
May Co., Wm. B.	214
McInerney, John F.	230
McLaughlin, Thos. F.	2d Cover
McLaury Tile Co., Inc. D. H.	4th Cover
McMahon, Joseph T.	210
Miller & Co., A. W.	2d Cover
Mississippi Wire Glass Co.	208
Moses & Moses	214
Nail & Parker	200

## Advertising Index

	Page
Nason Realty Co.	200
Newins, Harvey B.	200
New York Edison Co., The	225
New York Telephone Co.	211
New York Title & Mortgage Co.	200
Niewenhou Bros., Inc.	231
Noyes Co., Chas. F.	Front Cover
Obelisk Waterproofing Co.	222
Ogden & Clarkson Corp.	2d Cover
O'Reilly & Dahn	2d Cover
Orr & Co., John C.	231
Payton, Jr., Co., Philip A.	214
Pease & Elliman	Front Cover
Pfomm, F. & G.	Front Cover
Poe, James E.	214
Pomeroy Co., Inc., S. H.	226
Porter & Co.	Front Cover
Purdy & Co.	216
Queensboro Corporation, The	209
Rafalsky Co., Mark	Front Cover
Ray Wiles, Inc.	2d Cover
Read & Co., George R.	Front Cover
Realty Associates	217
Realty Company of America	200
Regent Realty Co.	213
Rheinfrank Bldg. Material Co.	213
Reis Co., John	215
Ritch, Wm. T.	224
Roman-Callman Co.	213
Rutland & Whiting	Front Cover
Runk, George S.	2d Cover
Ryan, George J.	2d Cover
Schindler & Liebler	2d Cover
Schwiebert, Henry	214
Seath, Inc., James	227
Scoble	214
Seaver & Co., Frank A.	215
Smith Co., Inc., E. C.	218
Spear & Co.	210
Steinmetz, John A.	214
Staudinger & Reisberg	226
Stine Screw Holes Co.	220
Thompson Co., A. G.	214
Title Guarantee & Trust Co.	200
Tucker, Speyers & Co.	2d Cover
Tyng & Co., Stephen H., Jr.	200
Ullman	214
United Electric Light & Power	209
Uris, Abe, Iron & Steel Co.	224
Vogel & Rotkin	227
Vorndran's Sons, Christian	230
Walsh, Irving J.	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weld & Suydam	200
Wells Architectural Iron Co.	231
Wells Sons, James N.	2d Cover
Welsch, S. Sons	217
Westwood Realty Co.	215
White Const. Co., Inc, The	223
White & Sons, Wm. A.	200
Whiting & Co., Wm. H.	Front Cover
Winter, Benjamin	210
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zicha Marble Co., A. R.	229
Zittel & Sons, Fredk.	2d Cover

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# EDITORIAL

## Again Snow Costs City Millions

Nothing is gained by trying to throw the blame for the tie-up of the city's traffic during the last ten days upon the Street Cleaning Department, the surface railroad companies, the insufficiency of the supply of labor or even upon the unusual characteristics of the storm with its varied periods of snow, sleet, rain and wind. New York is so located that every year for the six months from November to April it is liable to be embedded under layers of snow of sufficient depth, and with weather conditions of sufficient severity, to bring about repetitions of the personal discomforts and financial losses, the perils of fire and of a famine of coal and food, the danger of epidemics and other ills that have been only too imminent during the experiences through which the metropolis is now passing.

If New York were not the commercial and financial centre of the foremost country in the world today; if one out of every twenty of the inhabitants of this country did not live within its confines and if the larger part of the country were not dependent for its daily needs upon transactions originating therein, or transacted wholly or in part by its business concerns, there might be some excuse for the unconcern with which severe storms are accepted as inevitable and unavoidably expensive in property and in the lives and health of many people. But when the interests of five or six million men, women and children are immediately concerned and when many millions more in other parts of the country are more or less involved and when property losses run for a period of ten days at the rate of \$5,000,000 per day, it is evident that something more is needed than incriminations of municipal administrations and invective directed at the management of transportation systems.

But what the experience of the last week or so has made very apparent is that in the matter of snow removal we are far behind other developments of the day. Antiquated methods of hand labor with pick and shovel, horse-drawn carts hastily commandeered, a loosely-formed army of raw recruits only half fit physically to cope with the gigantic task, and with inexperienced officers are relied on to free the city from an embargo upon all its activities. In Colonial days the early settlers broke roads through the drifts in the unpaved roadways of New England villages in similar fashion.

No scientist has ever thought the problem of snow removal in great cities of sufficient importance perhaps, to be made the subject of conclusive study. No commission has ever been appointed to engage in inquiry into and the solution of the problem. No Rockefeller or other foundation has placed snow removal in its category of big things to be conquered. Yet, the subject is fully as important, in respect to the health and general well-being of millions of people, as many of the subjects which have occupied the attention of these experts.

From some points of view the problem is simple.

Snow is partially-congealed water and is easily reducible to its first state. As snow it has ten times the volume of water and this constitutes its most potent means of causing damage. As snow it is not so easily taken care of as in its more fluid state. Reduce snow to water and you have at one operation minimized the danger by nine-tenths and have reduced the obstructiveness of the material to a tenth of its former amount and its destructiveness to a minimum because as a liquid it can be easily controlled.

To haul cubic yards of water multiplied by frost to ten times its real bulk through streets banked with drifts of snow, gorged with traffic and rutted until they resemble the battle-fields of France, is archaic, unscientific and indefensible. Underneath every street there are sewers which never freeze through which have coursed floods of rain in summer months that have fully equaled and probably greatly exceeded the four and a half inches of water, in more or less congealed form, which greatly magnified its power to make trouble, landing on an unprepared city, blocking its business and endangering the health of its inhabitants during the recent storm.

Why cannot snow be resolved into water where it falls so that the sewers may carry it away? There have been some peripatetic attempts to do this with flame throwers and oil burners. But these are unscientific and ineffectual. High science should be able to solve the problem, either chemically or by electrical devices easily adaptable to streets and sidewalks upon which the fall of snow lies evenly distributed until the old-fashioned plows and shovels have piled it into heaps that resist removal. Frozen water pipes are thawed out nowadays by electricity. Frost covered streets can as easily be relieved of their mantle of snow if the right man sets his mind working on the problem.

Mr. Edison at 73 might easily in one of his sleepless nights find the way to rid cities of expensive and dangerous snow blockades, and in peace times he could do no greater service to his countrymen and well wishers as he enters on another year of useful living.

## Astute Labor Politics

Following the advice of its President, Samuel Gompers, the American Federation of Labor has decided to take a more active part in the politics of the country from now on. An announcement from Washington emphasizes the point that the Federation leaders will not place a Labor ticket in the field in the approaching National campaign but will make a "non-partisan" fight to elect candidates favorable to its plans.

A great many public men, including Presidents, United States Senators, members of the House of Representatives, Cabinet officers and not a few Governors of States have been under the impression that Mr. Gompers and his associates have been more or less engaged in political effort for some years past. In fact, a good many

public officials and private citizens thought Mr. Gompers did a pretty full day's political work when he forced Congress, on the eve of the Presidential campaign of 1916, to pass the Adamson Bill. His success in inducing President Wilson to sign that extraordinary measure also was regarded by many observers of current events as an indication that when it came to playing practical politics at Washington the labor leaders were far above the sophomore class. Then, too, the leaders of the nation's industries have thought for a long time that the Federation leaders were accomplishing results in many directions which must have caused the average politician to feel like an amateur. In the light of Mr. Gompers' announcement that the labor leaders are now going to enter actively into politics, it is not surprising that some should wonder what these leaders think they have been doing in state and national campaigns for the last decade or two.

From some points of view it would seem highly desirable if the Federation leaders were to cast aside all camouflage and take the field with a straight Labor ticket. In that event, the voters of the United States would have an opportunity to express directly their feelings upon some of the tenets of the Federation's faith. There has been such a succession of strikes in all lines and all over the country that the average citizen might be glad of an opportunity to let the labor leaders know in a direct way how he feels about these persistent disturbances in business and industry. Apparently, however, Mr. Gompers is too wily to run an out-and-out Labor candidate for President, and simon-pure Labor candidates for Congress. So great is the general indignation over the succession of strikes reported east and west, north and south, that such candidates undoubtedly would be defeated overwhelmingly. The likelihood of such an outcome seems not to have been overlooked by the observing President of the American Federation. He displays his political astuteness by suppressing those of his followers who wanted a Labor ticket in the coming campaign.

From many angles the campaign of 1920 promises to be one of the most interesting since the Lincoln-Douglas contest sixty years ago. But in no respect, prob-

ably, will it afford greater interest than in the success or failure of the various candidates who may bear the stamp of Mr. Gompers' approval in this year's race. The fate next November of candidates either supported or opposed by the Federation in its "non-partisan" campaign will form a significant chapter in the political history of the country.

### A Guarantee of an Authority

How closely the real estate and building news printed in the Record and Guide is followed is shown in the series of advertisements carried recently in all of the New York City newspapers by the Title Guarantee & Trust Company. In its first issue of this year the Record and Guide published a table of the leading real estate transactions of 1919 involving \$2,500,000 and upwards, as has been its practice for a number of years, except during the war period, when this review was omitted for obvious reasons.

In the advertisements referred to and which attracted wide attention the Title Guarantee & Trust Company stated that of the thirty-one transactions in the class mentioned in the Record and Guide the company was called upon by the purchasers to examine and insure all but seven. This is an enviable record and one of which the company justifiably may be proud. The Record and Guide is not without appreciation of this further proof of a fact often enough stated to its publishers but not always in so public a manner, that the information contained in its columns is of very practical benefit to its readers. The great number of real estate transactions during 1919 and their importance made difficult the Record and Guide's task of following up the market. The last year was particularly trying owing to the strike of the printers and the consequent demoralization of the mechanical side of the publishing business. Nevertheless the Record and Guide has made extra efforts to keep in close touch with the important events in the real estate and building fields and to give its readers accurate information respecting them. Naturally it derives satisfaction when it is quoted as a recognized authority by so discriminating an institution as the Title Guarantee & Trust Company.

## Governor Urges Plan for Reorganization of State Government

(Special to the Record and Guide)

Albany, Feb. 13.

**P**LANS for the reorganization of the state government, embracing the adoption of an executive budget, the consolidation of the present 187 departments and bureaus into 19 departments and the election of the Governor, Lieutenant-Governor and State Comptroller and appointment by the Governor of other state officers now elective, were submitted to the Legislature this week by Governor Smith. The Governor indicated in a message setting up these plans that their adoption which will require amendment of the State Constitution, is imperative unless the state is to face bankruptcy eventually. Bills embracing the constitutional amendments which will carry these changes into effect were introduced.

These changes in the administration of affairs at Albany are the outgrowth of investigations made by the Governor's Reconstruction Commission and are consonant with plans advocated by the New York City Real Estate Board, the Cham-

ber of Commerce of the State of New York and other bodies. New York City realty has a vital interest in any scheme to reorganize the state government which will operate to decrease expense, as the metropolis bears 70 per cent. of the direct state tax each year.

What the attitude of the Republican majority in the Legislature to these proposals will be is dubious at this time. There is a feeling on the part of members of the legislative finance committee that expenditures must be cut.

Considerable attention was given the increased cost of administering the state government by the Governor in his message. He pointed out that in thirty years the annual cost has increased from \$14,000,000 to more than \$100,000,000 and predicted that at the present rate of increase the state budget will reach \$200,000,000 by 1925.

"No more juggling with figures and resources," the Governor said, "can solve this problem or satisfy the people of the state, who must pay an ever-increasing percentage of their incomes for the maintenance of the state government."

# REAL ESTATE SECTION

## Most Successful of N. Y. Real Estate Board's Banquets

Guests Number Nearly 1,500 and Speakers Emphasize the Present Prosperous Conditions of the Business and Predict Good Times Ahead

**T**HE best ever" was the unanimous verdict at the end of the twenty-third annual banquet of the Real Estate Board of New York at the Hotel Commodore last Saturday evening. It was the first "dry" dinner in the history of the Board, but nevertheless 1,450 diners faced President Stephen H. Tyng when he arose to sound the keynote of the gathering. The cider glasses tinkled as merrily as the wine glasses of old as the brokers celebrated in characteristic fashion probably the most successful year in the history of the brokerage business in this city.

President Tyng struck a high note of patriotism in his introductory remarks in which he emphasized the need for collectively combating the growing elements of radical unrest in this country. In calling attention to the record-breaking number of diners present, who represented every phase of the real estate business, he pointed out to the State and city officials present the tremendous importance of real estate ownership in civic affairs. He then offered a toast to the United States of America.

Thaddeus C. Sweet, speaker of the Assembly, and the man responsible for the suspension of the five Socialist members, was the first orator of the evening. "In my own mind," he said, "I am convinced that there is no distinction between the Socialist and Communist parties, the last named the radical Left Wing of the Socialist Party, the members of which advocate the overthrow of the United States Government through mass action, which is plainly foretold by their indorsement of the Russian Soviet Government, a manifesto of which was accepted in their convention in Chicago in 1917.

"During the last three weeks I have received hundreds and thousands of letters asserting the right of the Assembly to take the action of unseating these five undesirables, and a great majority of the writers said that it seemed unnecessary to consider the means if the end was justified. I insisted that these men be given a fair trial and they are having a fair trial.

"There is no place in the country for a traitor. There is no spot on this broad domain of ours where for a single instant a conspirator may sit and incubate the germs of lawlessness and revolution.

"We are Americans first, and the spirit of the republic swells within the heart of every true American. When we admit within the gates of our great country the cosmopolitan hordes of alien people we expect them to live up to the traditions for which our forefathers fought, and unless they do, they must go.

"The advocate of the torch, the apostle of mass action against the fundamentals of our Government, the poisonous reptile who seeks by word or deed to undermine our institutions, must expect the treatment red-blooded Americans mete out to all things unclean and unsound."

James W. Gerard, former ambassador to Germany, pointed out the tremendous effects which land reforms had effected in political reconstruction of many countries in Europe. He urged that a compromise on the Peace Treaty be effected for the benefit of the American business man, who was being

restricted in his activities by virtue of the involved international situation. Mr. Gerard declared that the two chief enemies of real estate were Bolshevism and taxes.

Henry Morgenthau, former ambassador to Turkey, in reminiscent mood, told of the operations of the old-time real estate speculators during the years when he held such a leading position in the operating field in this city. His narration of the spectacular deals in his day evoked considerable enthusiasm which heightened when he declared that he was full of optimism regarding the future of real estate in New York City.

Frank Hedley, president of the Interborough Rapid Transit Company, declared that the subways had escaped going into bankruptcy on January 1 only by a narrow margin, and that in the sale of its real estate the corporation "had divested itself of its last emergency resource." He pointed out that "in a few months it must again meet its interest requirements," and that "there is no permanent way of meeting this crisis without an increased fare."

"Whether the ultimate policy of this city be one of municipal operation or of sliding scale in a 'service-at-cost' system," said Mr. Hedley, "it would seem to be clear that the principal thing at the present moment is to keep intact the great rapid transit organism that has been developed, but which is threatened with ruin. The demands of the people for transportation are increasing, traffic is growing, but the possibility of the company to do its job well is decreasing.

"It is one-half of the truth to tell the people that the Interborough Rapid Transit has a 'surplus' of ten or twelve million dollars. It is the other half to tell what is the fact, that that surplus is not in cash or quick assets, and is not available to meet the present emergency. It is one-half of the truth to show that the company in years gone by has paid its investors well; the other half of the truth is that the company is earning no dividends now, and public utilities cannot do their work forever on past prosperity." He contended that if the fare payers do not meet the deficit in the company's operations, then the taxpayers will, inasmuch as the deficit on the interest on the city's investment in the subways will have to be made up out of taxes.

"An increased fare would give the city a profit on the subway investment," said Mr. Hedley, "enabling it to meet the interest on its subway bonds, thus cutting down taxes. So long as the city gets no return on this subway investment it will have to raise by taxation something like \$13,000,000 a year. If the city's subway investment becomes self-supporting through an adequate fare, it would release to the city about \$250,000,000 of credit under the constitutional debt limit for other rapid transit purposes."

Other speakers included Senator James J. Walker, who spoke in behalf of Governor Smith, and Edward J. Cattell, statistician of the city of Philadelphia and a noted humorist.

The invited guests included John McE. Bowman, William Raymond Burling, Henry H. Curran, Robert E. Dowling, Forest F. Dryden, Abram I. Elkus, James A. Foley, James Frank, Michael Friedsam, John P. Leo, Robert C. Moran, Theodore E. Nickles, Jesse S. Phillips, Thomas Shallcross,

(Continued on page 205)

# Rentals in New Ambassador Hotel Reach Record Figures

Applications Already Received for All Space Allotted to Permanent Guests, Although Building Will Not Be Completed Until Fall

ONE of the striking indications of the present demand for high-class residential accommodations in New York City and the steady increase in prices being paid for space of this nature is revealed in a statement made re-

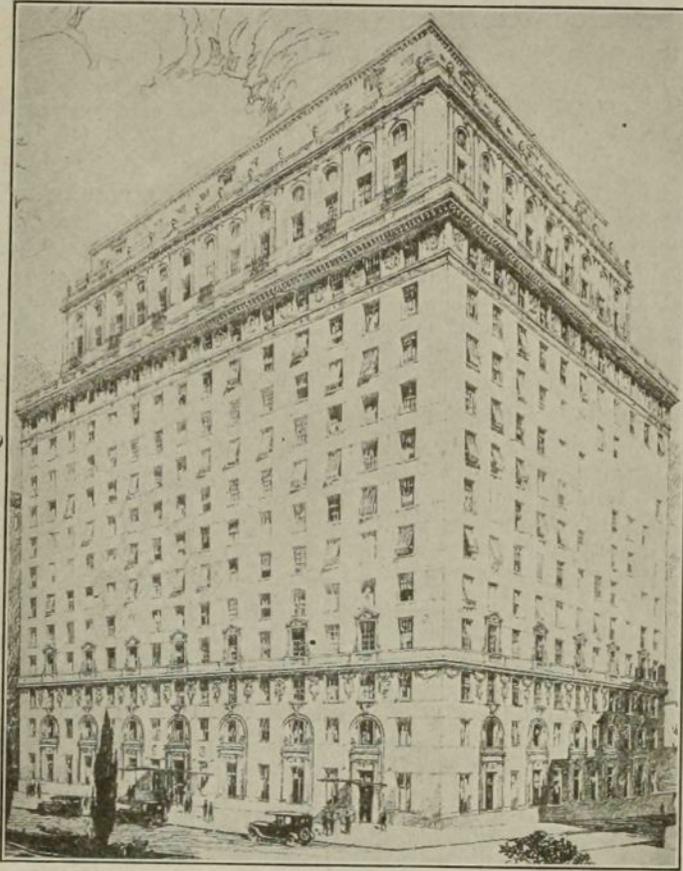
cently by the management of the new Ambassador Hotel, the seventeen-story structure now being erected on the east side of Park avenue, from Fifty-first to Fifty-second streets. This project is being erected at a cost of \$7,500,000 by the Thompson-Starrett Co., from plans and specifications by Warren & Wetmore, architects.

Although this great hostelry cannot possibly be ready for occupancy before October 1, the management has stated that already applications have been received for residential accommodations to more than fill the amount of space that will be leased to permanent guests. No reservations, however, have yet been allotted. Five-room apartments are listed at \$20,000 to \$30,000 a year. Some of these suites include maid's room, boudoir, baths, foyers and private halls. Three-room apartments will rent from \$12,000 to \$18,000 per year. While some of the suites will be listed at the rate of \$3,500 per room a year, the average annual rental will be from \$4,000 to \$6,000 per room.

While these prices probably represent a higher figure than those charged by any other hotel in this country, investigation among the first-class hotels of New York City reveals a sharp advance in the prices asked for permanent suites as a result of the strong demand for living quarters of this description. The extreme shortage of domestic labor is among the chief contributing causes of these conditions.

The Ambassador Hotel is being constructed by a syndicate which includes in its directorate S. W. Straus, of S. W. Straus Co., who recently made the following statement:

"It is really amazing to note the rush New Yorkers are making to secure permanent quarters in hotels. Although only about three hundred of the Ambassador's rooms will be devoted to the use of permanent guests, we are being overwhelmed with applications for space of this kind. At our temporary offices, 11 West Forty-sixth street, every mail is bringing applications for reservations and we take this as an indication that there are many more people in New York who want to live in hotels than there are hotels to take care of them.



AMBASSADOR HOTEL ON PARK AVENUE.

## Manhattan Real Estate Mounting Far in Excess of Assessed Valuation

PRICES obtained at auction by Joseph P. Day for the holdings of the estate of Helen C. and Augustus D. Julliard, on Tuesday, for business properties in the downtown section, emphasized not only the prevailing strong demand for space of this description, but also indicated the steadily mounting values of Manhattan real estate. Figures far in excess of the assessed valuations for 1919 were obtained; in the case of the twelve-story loft building at 632 Broadway the knock-down figure of \$580,000 was \$190,000 more than the 1919 assessed figures. This building was purchased by Morris Rubenstein, who was evidently actuated in the purchase by the fact that most of the leases expired in 1921 and 1922. The twelve-story loft building at 32 West Eighteenth street, bought by Max N. Natanson for \$451,000,

was assessed last year at \$290,000. In this building a number of leases also expire in February, 1921. A total of \$1,898,500 was realized for the eleven parcels. Despite the threatening weather a large attendance participated actively in the bidding.

After the sale, Joseph P. Day said: "Allowing for the extremely inclement weather of the last week, it is remarkable that such good prices were obtained.

"The prices realized were in full keeping with what the public generally knows about the real estate market. In this particular sale the veterans and operators of the old school bid shoulder to shoulder with the new buying public. It is no longer a one-sided market, but rather one of many factions, all of which realize the value of real estate as an investment."

Location.	Building.	Lot.	Buyer.	Price.	*Assessed	
					Value.	Increase.
111 West 51st st.	3-sty garage	20x100.5	Banton G. Moore	\$36,500	\$30,000	\$6,500
13-17 Laight st.	6-sty. & vac.	140x99	Paul Viane	290,000	217,000	73,000
3 Vestry st.	6-sty. warehouse	18.6x175.3	Banton G. Moore	75,000	50,000	25,000
5-7 Vestry st.	6-sty. warehouse	54.1x50.3	Benj. Bernstein	206,000	114,000	92,000
14 Leonard st.	7-sty. loft	25x100	R. Vollhart	43,500	29,000	14,500
16 Leonard st.	7-sty. loft	25.4x100	Max Marx	45,500	29,000	16,500
18 Leonard st.	7-sty. loft	24.11x100	Bertha Hauptman	46,500	29,000	17,500
85 Leonard st.	5-sty. loft	25x125.7	Julian S. Carr, Jr.	110,500	55,000	55,500
27 Downing st.	3-sty. stable	25x70	Louis Barbari	14,000	10,500	4,500
632-4 Broadway	12-sty. loft	50.2x196	Morris Rubenstein	580,000	390,000	190,000
32-4 W. 18th st.	12-sty. loft	75x92	Max N. Natanson	451,000	290,000	161,000

\*1919 assessed valuation.

# Today's Rate of Interest on Real Estate Mortgage Loans

## Banker Gives Reasons Why Five Per Cent Is No Longer in Line With Prevailing Conditions in General Money Market

BY JOHN J. PULLEYN,

President Emigrant Industrial Savings Bank.

IT must be conceded that money commands a higher rate of interest today than in the past. The old rate of five per cent. on conservative real estate mortgages is not in line with the return that lenders are now getting in the open market. Neither is it a fair rate when compared with the returns on government securities of which there is so abundant a supply.

Conditions affecting loans are today very much changed from those before the war when the standard rate of five per cent. on improved property in the best sections of Manhattan had prevailed for many years. This was the rate on overdue mortgages on property which had been kept up in the best of condition. Such loans approached what bankers term "liquid" investments. They were practically call loans, the original term for which they were made having expired. They could be liquidated at the demand of the lenders at a few days' notice.

When the rate of five per cent. on real estate mortgages of this character prevailed "call" money on the "street" could be had in large amounts at from two to three per cent. and time loans on the best one and two-name commercial paper was five per cent. The rate for the most liquid real estate loans, such as those described above, was about double the "call" money rate of Wall street and equal to that on the best commercial paper.

Today "call" money ranges from five to over twenty per cent. and time money on industrial collateral ranges around nine and ten per cent. For months the average rates for loans of the character just described has ranged well above the pre-war rates and there is no indication that they will recede to the old figures for some time to come.

It will readily be seen that if lenders on bond and mortgage insisted today in getting a rate which would have the same relation to call and time money as the realty rate before the war did to the call and time money rates of that period, they would ask ten instead of five per cent. Before the war the mortgage rate was about double the average "call" rate. Double the average "call" money rate of today would be more than ten per cent. Before the war "time" money was to be had for five per cent., which was the rate on realty mortgages. Today the "time" money rate nearly approaches ten per cent., so that if the rate on good mortgage loans were advanced in proportion it would be nearly if not actually as high.

Of course no such rate as ten per cent. for real estate loans is even thought of. The legal rate is six per cent. and it would be impossible to get more than that. But even a six per cent. rate, except in special cases, is not contemplated. It does seem, though, that in view of all conditions in the money market it is not unreasonable but entirely justifiable to ask five and one-half per cent. on long term mortgages.

Just see what it is possible for lenders to do by investing in government bonds.

Before the war, when the investors in real estate mortgages got five per cent. on their money, those who bought bonds of the U. S. Government received from 2 to 3 per cent. interest. And Government bonds were practically unattainable by the general public but used only as a basis for circulation of bank notes. Today anybody can buy the best security in the world, the war bonds of our government, on a basis to return 5.85 per cent. if redeemed at the optional date and 5 per cent. if they run for the full period. No one will question the advantage of a government bond over a real estate mortgage.

I mention these facts in mitigation of possible criticism of loaning institutions which may feel obliged in deference to

their obligations as trustees of funds in their care to raise the rates on real estate mortgages. As a matter of fact the rate on new mortgages has been 5½ per cent., and in exceptional cases 6 per cent. for some time. The legal rate is six per cent., as I have said. Now it does not seem to me that it is unreasonable for savings banks and other lenders to ask five and one-half per cent. for mortgage loans of the character I have mentioned, overdue loans on improved Manhattan realty. But there is no agreement among leading institutions to advance the rates. Neither is there any reason for alarm on the part of borrowers. We are not withdrawing from the market, and do not propose to do so. As a matter of fact we are refusing to make loans at 6 per cent. with government bonds as security, so that we may continue to provide funds for those who have been accustomed to look to us to supply mortgage loans.

It is true, however, that there is comparatively little money seeking investment in real estate mortgages, and it may be that the comparatively low rate that has heretofore prevailed for this class of investment is partially responsible, just as it is probable that a higher rate may induce larger offerings of funds for the purchase of mortgages. One of the peculiarities of the situation today is that the insurance companies, which had paid up their subscriptions to Liberty bond issues by last November, are now buying more Government bonds rather than place their funds in bond and mortgages or building loans at the five per cent. rate. They can hardly be criticised for making such good investment of their resources. But if the rate on mortgages becomes standardized at say 5½ per cent. and buildings loans at 6 per cent, it is quite likely that they would again invest largely in this class of investments. The Title Companies are charging 6 per cent., and it seems to me that it is conservative to ask 5½ per cent. on the outstanding loans.

### Real Estate Board Banquet

(Continued from page 203)

jr., J. Spencer Smith, R. A. C. Smith, Henry Walters and John L. Weaver.

Elisha Sniffin, who has been chairman of the banquet committee of the Board for years, acted in this capacity with his customary efficiency. Other members of the committee included Frederick G. Hobbs, Edgar A. Manning, Russell Marston, Laurence McGuire, Thomas J. O'Reilly, H. J. Sachs, G. Owen Tucker, Frank D. Veiller and J. Irving Walsh.

Charles F. Noyes was chairman of the reception committee, other members including Wm. Crittenden Adams, Alfred V. Amy, Alwyn Ball, Jr., William M. Benjamin, B. A. Berwin, Edward P. Blake, Louis V. Bright, Gerald R. Brown, Fitz-James E. Browne, Eugene J. Busher, John Howes Burton, Warren Cruikshank, Joseph P. Day, William A. Dalton, G. Richard Davis, William L. DeBost, Edward I. Devlin, Clarence W. Eckhardt, Charles G. Edwards, Lawrence B. Elliman, George A. Fleury, F. Frederick Georger, A. N. Gitterman, Frederick G. Hobbs, James J. Hoey, George S. Horton, Thomas Hovenden, Richard M. Hurd, A. Filmore Hyde, Harry Kahler, Bryan L. Kennelly, Wm. D. Kilpatrick, Alfred R. Kirkus, William J. Kuder, Lewis H. May, H. H. Murdock, Max Natanson, Frank J. Parsons, Franklin Pettit, William P. Rae, Robert R. Rainey, Jeremiah Robbins, Louis Schlesinger, Robert E. Simon, Eldridge Gerry Snow, Walter Stabler, John M. Stoddard, David Tishman, D. A. Trotta, Douglas Vought, J. Irving Walsh, George J. Wise, F. R. Wood and Walter C. Wyckoff.

# Legislature Flooded With Bills Affecting Realty

## Two Measures Providing for Rent Commissions Not Acceptable to Real Estate Interests—Municipal Ownership Bills Again Introduced

(Special to the Record and Guide)

Albany, February 12.

**S**ENTIMENT against the several bills providing for the creation of rent commissions to exercise jurisdiction over rentals and other charges made for occupancy of dwellings and apartments is expected to crystallize at a hearing upon the Jesse rent commission bill scheduled for February 18. An incomplete poll of the Senate and Assembly indicates a pronounced antipathy against the Jesse bill, which is state-wide in its application, and considerable opposition against the other rent commission bills which affect New York City alone. The hearing has been called for the Jesse bill, but it is to be expected that the Evans and Ullman measures will be considered at the same time.

The Jesse bill creates two rent districts in the state, one embracing Greater New York and contiguous counties, the other including the up-state territory. It provides for the appointment of two commissions of three members, each to be named by the Governor, one commission for each district.

The Ullman bill provides for a commission of five members to be named by the Governor, with the consent of the Senate, to exercise jurisdiction over rents exclusively in New York City.

The Evans bill provides for a commission of seven members to be appointed by the Mayor of New York City, at a salary of \$3,000 a year each, such commission to operate exclusively in New York City.

Realty interests in New York City are opposed to the enactment of any of these measures, basing their opposition upon the conviction that the present housing shortage is not to be helped any by the creation of more departments or the enlargement of departmental jurisdiction. The men in the Legislature who are advocating the exemption from the income tax of mortgages on real property up to \$40,000 as a means of encouraging building and other measures designed to relieve housing conditions in Greater New York feel that the rent commission policy will only serve to complicate matters by increasing the number of regulatory agencies.

As was expected in view of recommendations incorporated in the Governor's message to the Legislature, the Democratic contingent in the Legislature has reproduced from its files a Municipal Ownership bill beaten last year, the so-called Hylan bill. Assemblyman Donohue, minority leader of the Assembly, introduced the identical bill this week. The measure will find the same opposition that confronted it last year, a little more intense if anything by reason of the election of a few more Republicans to the Assembly. Legislative leaders who are opposing the state hydro-electric development bills and similar measures are bound in principle to fight this measure.

The Municipal Ownership bill was introduced a day before the up-state Public Service Commission had issued an order permitting the village of Attica to sell its municipally-owned electric lighting plant which had been in operation for two years. In its application for permission to dispose of the plant the village pointed out that it was convinced better service could be afforded by a private corporation. This paragraph constitutes the story of several trials at municipal ownership by up-state communities and is regarded here as interesting as a sidelight on this policy.

The Macdonald bill providing that no tax lien shall be sold at public auction for non-payment of taxes unless notice of sale has been served by registered mail upon the owner of the property at least three months in advance of the sale will be given a hearing by the Assembly Cities Committee in the near future.

Senator Gibbs introduced a bill this week fixing the rate of

interest upon real property mortgage loans at from 6 to 9 per cent. according to the value of the mortgage indebtedness.

Senator Schackno introduced a bill providing that no monthly tenant shall be removed in New York City on the ground of holding over unless he has been given 60 days' notice before the expiration of his term, instead of 20 as at present.

A plaintiff must cause judgment against a defendant in a mortgage foreclosure action for the unsatisfied residue of the debt to be docketed in the proper clerk's office within 60 days after the sale of the mortgaged property, under the terms of a bill introduced by Senator Whitley.

Assemblyman Gempley has a bill providing that assessors in New York City shall assess each parcel of rented real property liable to taxation at not less than ten times the amount of rents received on each parcel.

Another exemption bill was introduced by Assemblyman Jesse this week. It provides an exemption from personal income tax of the interest from building loans and mortgages on buildings in first class cities used in whole or major part for dwelling purposes only and which shall be ready for occupancy December 31, 1921.

Senator Sutherland has introduced a bill relating to awards for damages to land and buildings arising from grading of streets. This bill defines the word "lessee" to include only persons whose leases do not expire in less than three years instead of ten from the date of completion and acceptance by the city. The bill does not apply to any claims for grade change damages now pending before the assessors.

The establishment of the office of park commissioners for Richmond Borough is provided for in a bill introduced by Assemblyman Reynaud.

A reflection of the Ettinger-Hylan fight over the administration of the moneys allotted the city of New York for school purposes was seen in the Senate this week when Senator Lockwood introduced a bill the effect of which will be to give the State Department of Education control of such apportioned funds in New York City. The practice in the past has been to deposit these moneys, which aggregate several millions, to the general fund and to provide for the expense of administering the schools from the general fund.

A new state teachers' pension fund bill was introduced by Senator Lockwood to supplant the present pension fund statute now on the books. The bill does not apply to first class cities, but if New York City elects to come in under the new system it may do so. The same is true of Buffalo. The new fund would be composed of contributions from teachers consisting of four per cent. of their pay and 5.1 per cent. contributions from the state as a maximum. These amounts may be reduced in the future, judged by the condition of the pension fund. The State Education Department declares that the new fund founded upon a strict actuarial basis will not prove a drain upon the state as no increase in payments will be authorized under it.

Late this week Senator Schackno introduced an amendment to the Real Property Law providing that no monthly tenant from month to month shall be removed from any building in New York City on the ground that it is to be altered or demolished unless 90 days' notice has been served upon the tenant.

Another measure by Senator Dunningan provides for the establishment of municipal bus lines in New York City, the Board of Estimate and Apportionment to establish the routes and fix the fares, and it is provided that fares shall in no case exceed five cents.

# Review of Real Estate Market for the Current Week

## Important Deals Closed Forecasting Big Building Operations—Columbus Circle Activity Anticipates Construction Movement

**D**EALS involving important structural operations were features of the business of the week which continued to be unusually diversified. The lease of the Thoroughfare Building for sixty-three years at a rental of nearly \$12,000,000 will bring to the Columbus Circle section a 20-story office building which is expected to greatly accelerate the long anticipated building movement predicted for this part of the city. Another deal in the same neighborhood affected a large plot on West 57th street between Seventh avenue and Broadway acquired by the Excelsior Bank, which will also provide a site for a tall office building operation. These two projects, together with those contemplated by the Fisk Rubber Company at Broadway and 57th street by the Kelly-Springfield Tire Company on Seventh avenue and 57th street, and by the Hotel Commonwealth interests a block to the south, will bring to the Columbus Circle section probably the most important building movement in its history.

The announcement that the Guaranty Trust Company is the purchaser of the large plot at Broadway and Liberty street reveals the information that this institution contemplates the erection of another skyscraper on lower Broadway. Other important building projects forecasted by the business of the week affected the property at Broadway and 67th street ac-

quired for a new theatre improvement and the northwest corner of Sixth avenue and 39th street upon which interests identified with the Horton Ice Cream Company plan a commercial improvement.

Although speculative interest continued to center to a large degree upon residential properties, operators figured in several large downtown transactions, notably the deal whereby the Adams Building at 61 Broadway passed into the possession of a syndicate in which Henry Morgenthau, Robert E. Simon and Robert E. Dowling were interested. This deal involving \$9,250,000 takes rank as the leading transaction of the year and signalizes the return of Henry Morgenthau into the real estate field after an inactive period extending over a number of years.

There were several other interesting transactions which stood out from the great mass of trading, notably the sale of 726 Fifth avenue to a firm of dressmakers occupying adjoining property at a price which may set a new high mark for inside lots on Fifth avenue. The over-crowded condition in the territory south of Chambers street is continuing to force downtown business men to buy properties and a number of transactions were closed whereby tenants became owners of commercial holdings.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported but not recorded in Manhattan this week was 152, as against 164 last week and 66 a year ago.

The number of sales south of 59th street was 56, as compared with 67 last week and 27 a year ago.

The number of sales north of 59th street was 96, as compared with 97 last week and 39 a year ago.

From the Bronx 43 sales at private contract were reported, as against 49 last week and 26 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 217.

### Morgenthau Syndicate Buys.

Former Ambassador Henry Morgenthau, associated with Robert E. Dowling and Robert E. Simon, has purchased the 32-story Adams Express building at 61 Broadway, northwest corner of Exchange Alley, and running through to Trinity place. The structure was put up in 1914 by the Adams Express Building Company, of which Mr. Dowling is the president. It has a frontage of 104.10 feet on Broadway, 210.2 feet on Exchange Alley and 109 feet on Trinity place. The purchase price was \$9,250,000 subject to a first mortgage of \$5,000,000 and a second mortgage of \$3,400,000. The building was designed by the late Francis H. Kimball, architect, and has a facade of marble and light colored brick, with comparatively little limestone trimming.

Mr. Dowling, who is president of the Adams Building Company, and who sold the greater part of his interest in the company some time since, now buys back a half interest, the remainder passing to Mr. Simon and Mr. Morgenthau.

Last December the City Investing Company, of which Mr. Dowling is also president, sold its building at 165 Broadway to Grigori Benenson, Russian banker. The sale was the largest closed last year. The present deal is the largest consummated so far this year.

### Guaranty Trust Will Build.

The Guaranty Trust Co. proves to be the buyer of the plot at the northeast corner of Broadway and Liberty street, directly opposite its present location. The company plans the erection of a tall building for its occupancy.

For the purpose it has acquired at an estimated cost of between \$2,500,000 and \$3,000,000, through lease and purchase, the properties at 150 to 158 Broadway and 69 Liberty street, which have a frontage of 96.3 feet in Broadway and 153.3 feet in Liberty street. The easterly line measures 111.4 and the northerly line 115.8 respectively, with an interior court of irregular dimensions.

The property at 150 Broadway, which is the corner parcel, was obtained through a lease from the heirs of John G. Wendel for twenty-one years, with two renewals of equal periods. (Continued on page 208)

### Nehring Brothers Buy Heights Home.

The "Own-Your-Own-Home" movement among real estate brokers has spread to Washington Heights, where the progressive young firm of Nehring Brothers has purchased the 5-story apartment and store property at the northwest corner of St. Nicholas avenue and 128th street, covering a plot 100x140. Three stores now occupying the grade floor will be altered into one store and be occupied by the firm. The firm of Nehring Brothers, consisting of Fred W. Neh-

Heights—lends itself by virtue of its accessibility as an ideal location for a real estate office. Not only is it convenient to the subway but also to the Bronx service lines connecting with the upper section of the Bronx, in which Nehring Brothers manage a number of large apartment house properties.

Fred W. Nehring, discussing the 1920 spring market for real estate on the Heights, expressed his confidence in the future of improved properties in that locality. "The most encouraging feature of recent business," he said, "is the growing interest of investors in apartment houses. This class of purchaser is steadily acquiring high class income producing property for permanent ownership. In view of the fact that building operations on the Heights have been negligible within the last few years, there is every indication that the active market will continue for at least three more years.

### Place \$4,500,000 Loan.

One of the largest loans on New York City real estate reported in years was placed by Hughes & Hammond. The loan, which is in the sum of \$4,500,000, is to run for a term of ten years, at 5½ per cent. per annum, and is to be secured by a first mortgage on the 32-story store, office and theatre building to be erected by August Heckscher at the southwest corner of 5th avenue and 57th street, extending through to and including 3 to 9 West 56th street. Plans for the new building have just been completed by Warren & Wetmore, architects. It is estimated the gross revenue from the new building will be approximately \$1,500,000 per annum. Hughs & Hammond in the last few months have placed mortgage loans aggregating more than \$15,000,000.

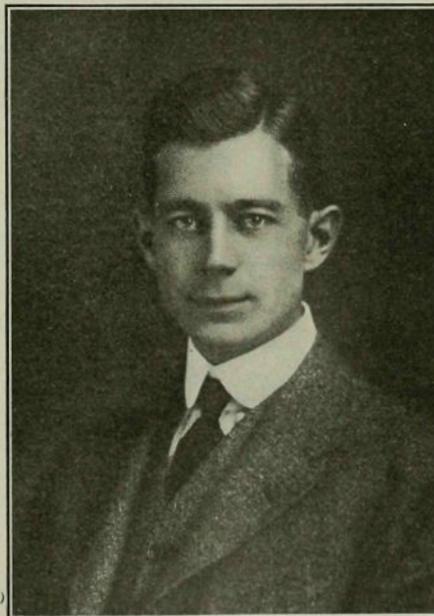
### Chose Bureau Chairmen.

At the annual meeting of the Board of Directors of the Bronx Board of Trade, held last week at the board rooms, 137th street and 3d avenue, and which was very well attended despite the inclement weather, the organization of the directorate was completed and the following unanimously chosen to serve as vice-presidents and bureau chairmen during the current year:

Second vice-president and chairman of civic bureau, Martin Walter; third vice-president and chairman of industrial bureau, Louis H. Werner; fourth vice-president and chairman of publicity bureau, Albert Goldman; fifth vice-president and chairman of traffic and waterways bureau, Alexander Haring; sixth vice-president and chairman of trade and commerce bureau, Robert J. Moorehead, and seventh vice-president and chairman of manufactures bureau, M. J. de Rochemont. Theodore S. Trimmer was elected to serve as treasurer and Charles E. Reid as secretary.

### Mercantile Building Sold.

Samuel Kaplan sold for Daniel H. Jackson to the 400 Manhattan Avenue Corporation 133-135 West 19th street, a 10-story fireproof store and loft building, on a plot 41x92, bringing in a rental of \$33,000 a year. The property was held at \$225,000.



FRED W. NEHRING.

ring president; Paul Nehring, vice-president, and Charles A. Nehring, secretary and treasurer, began to do business only five years ago at their present location, St. Nicholas avenue and 174th street. The three brothers had had considerable real estate experience prior to that time and brought to the new organization all the present day up-to-date methods of real estate brokerage and management. Their business has grown to such an extent that their present quarters are overcrowded and they have been required to obtain larger and permanent quarters elsewhere.

The firm conducts a general real estate business involving every phase of brokerage, management and insurance. The new office—just one block north from West 181st street, the most important business thoroughfare on the

# MONEY TO LOAN

on

## New York City Real Estate

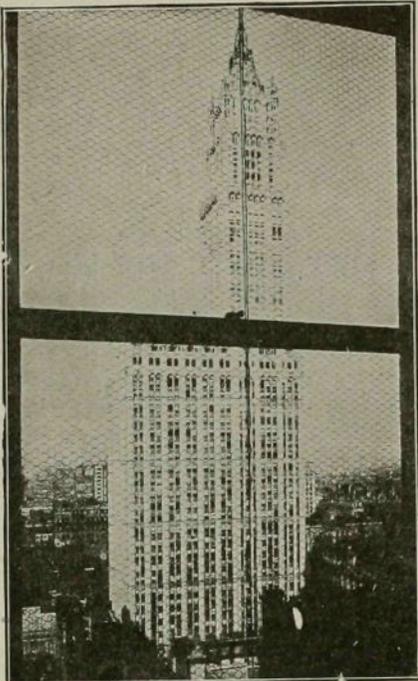
### LAWYERS MORTGAGE CO.

RICHARD M. HURD, President

Capital and Surplus \$9,000,000

59 Liberty Street, New York

184 Montague Street, Brooklyn



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

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

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

Write for Catalogue and Samples.

## MISSISSIPPI WIRE GLASS CO.

Room 1712

220 Fifth Ave., New York City

It is understood the rental aggregates \$55,000 a year. This is an eight-story building, 25.8x110.3, and was at one time known as the Williamsburgh Fire Insurance Company Building. The adjoining parcels were acquired from Norman S. Riesenfeld and Elias A. Cohen. Mr. Riesenfeld contracted to purchase 152 Broadway, a 4-story building, 22.11x92, from the heirs of Chester A. Arthur, twenty-first President of the United States, last August. In November he obtained control of the Haight Building at 154 to 158 Broadway, through to 69 Liberty street, 6 and 4-story structures, and resold the property to the Guaranty Trust Company in about a week. Title to both parcels has since passed to the Reliance Improvement Company and thence to the Fidelitas Realty Corporation, the latter, a holding company for the real buyer. Tenants of the properties sold by Mr. Riesenfeld and Mr. Cohen have been notified to vacate by May 6 next, when it is understood work of demolishing the present structure will begin. The new home of the trust company will adjoin the Lawyers Title and Insurance Company's building and will be separated from the Chamber of Commerce, in Liberty street, by the recently acquired home of Joseph P. Day.

### Big Maiden Lane Purchase.

Cross & Brown Company sold for the Interstate Land Holding Company to Bing & Bing the 12-story semi-manufacturing building at 47 and 49 Maiden lane, between Nassau and William streets, 44x135, and known as the Meyers building. About fifteen years ago it was purchased by the late F. H. Ayer of Boston, Mass., and is located directly opposite the square block assembled under a single ownership by the Federal Reserve Bank. It also adjoins Jewelers Court. It is understood that the building will be converted from its present use, as the headquarters of a number of manufacturing jewelers, to that of an office building for the insurance interests, which, at the present time, are suffering from a lack of space available in the William street district.

### Sixth Avenue Building Project.

Chauncey E. Horton, treasurer of the J. M. Horton Ice Cream Co., has purchased 683 Sixth avenue, a 5-story building, on a lot 25x100, the ground floor of which is now occupied by a moving picture theatre. Title to the adjoining property, 681 Sixth avenue, on the northwest corner of 39th street and Sixth avenue, has been held by Mr. Horton for a number of years, and he now controls a plot 50x100 adjoining the Maxine Elliott Theatre, on 39th street, between Broadway and Sixth avenue. On the combined plot, which is valued at about \$375,000, it is Mr. Horton's intention to erect, as soon as the present leases expire, a store and commercial building as high as the zoning laws will permit. J. Arthur Fischer was associated with A. A. Hageman in the transaction.

### Excelsior Bank Buys Site.

As a site for a 20-story banking and commercial structure the Excelsior Savings Bank, now located in the Masonic Temple Building on the northeast corner of Sixth avenue and 23d street, has purchased 221 and 223 West 57th street from the estate of John W. Condit, who was one of the organizers of the firm of Acker, Merrill & Condit. It is estimated that the development will involve over a million dollars, and that work will begin on the new structure as soon as the present leases expire. It is understood that the bank will abandon its present location in Sixth avenue and 23d street upon the completion of its new building.

The property purchased through A. A. Hageman and Howard LeC. Roome consists of an old 7-story apartment house, on a plot 50x100, located on the south side of 57th street, about 140 feet east of Broadway.

### "Alcazar" in Deal.

Blaine Ewing has bought from Alfred Lewis the 6-story Alcazar apartment house and a 5-story building, adjoining to the east at 120-124 East 86th street, on plot 76.8x102. To the east is the one-story Corn Exchange Bank building, a permanent improvement, while church property on the west and south assure permanent light and air for the tenants of the 14-story apartment house, which it is understood Mr. Ewing will erect. Mr. Ewing recently purchased the American Bank Note Company property on Trinity place, running through to Greenwich street, and resold it to the New York Curb Market Association.

### New High Price for Inside Lots.

Pease & Elliman sold for Mrs. Louis T. Hoyt 726 Fifth avenue, in the middle of the block between 56th and 57th streets, and occupying a lot 25x100. This property was improved about twelve years ago by Mrs. Hoyt with a very handsome modern American basement dwelling from plans by McClellan, Beadel & Dillon, and has since been occupied by her as her residence. Mrs. Hoyt purchased this property from Charles W. Morse, the steamship man, who also formerly owned 724 Fifth avenue. No. 726 has been purchased by Farquharson & Wheelock, dress-makers, who own and occupy 724, which they purchased in 1911. The balance of the block to the north is owned by August Hecksher, who

is planning to erect a 30-story office and theatre building on property which he purchased from the William C. Whitney estate. To the south is the handsome building being erected by the Messrs. Duveen and occupied by them for their art galleries. Pease & Elliman recently sold 1 West 56th street, abutting these properties, for the Mead estate to the Messrs. S. Duveen. Farquharson & Wheelock intend to alter the house to be used in connection with their business. The property was held at \$800,000 and it is believed to have been sold at the highest price ever paid for an inside lot on Fifth avenue north of 42d street.

### Salvation Army Buys Home.

Supreme Court Justice Tierney has given legal approval to the trustees of the Messiah Home for Children to sell the institution's building and land between Montgomery, Andrews and Tremont avenues and 179th street to the Salvation Army for \$350,000. The Salvation Army will use the property as a training school for officers. Possession of the property cannot be had until the end of the year, as it is now used by the Government as a hospital for shell-shocked soldiers. The Knights of Columbus leased it from the institution and then turned it over to the army authorities for \$1 a year for the use as a base hospital. The Messiah Home trustees will invest the proceeds from the sale in the development of a new home elsewhere.

### Buyer for the Towers.

Globe Realty Company sold to S. Morrill Banner the north corner of Central Park West and 94th street, an 8-story apartment house, 68x100, known as the Towers. The structure is arranged with suites of nine rooms, with two and three baths, and is held under lease until next October. It is the intention of the buyer to alter the structure into small apartments. Norman Denzer was the broker in the sale. The building was erected about fifteen years ago from designs by Hardy & Short, architects. It shows an annual rental of about \$40,000.

### Broker Buys 81 Broad Street.

The Broadway-John Street Corporation, Elias A. Cohen, president, resold to Col. Albert G. Pritchard, stock broker, for occupancy, the five-story building at 81 Broad street, northeast corner of South William street, on a plot fronting 30 feet on Broad street and 74.4 feet on South William street. Julius Kline was the broker. Mr. Cohen's company bought through Cammann, Voorhees & Floyd from Julius Lichtenstein 7-9 Burling slip, near Water street, two five-story buildings, on plot 40.2x56.8, in the tobacco district, and carrying possession May 1. He also bought through Pease & Elliman the northeast corner of Water and Fulton streets, a five-story building, on lot 31.4x20.

### Resale in Cortlandt Street.

Pease & Elliman resold for Bing & Bing the 12-story office building, 51x128, at 39 and 41 Cortlandt street, between Church and Greenwich streets, to Ernest E. Baldwin, who will take title in the name of the 39 Cortlandt Street Corporation, formed at Albany Monday with a capital of \$250,000, and F. W. Barnes, W. Shirden and Mr. Baldwin as directors. The property had been held at \$700,000, and was acquired by the Messrs. Bing last December from the estate of J. Monroe Taylor, of which Joseph P. Day is trustee, and which owned it since its erection, in 1887. It is located opposite the entrance to the Hudson tubes. A considerable amount of space in the building will be available May 1 and the purchaser intends to occupy it.

### Downing Building in Resale.

Charles F. Noyes Co. resold the 16-story Downing Building, on plot of 6,000 sq. ft., at 106-8 Fulton street and 14 Dutch street, to a syndicate headed by Ennis & Sinnott. Improvements will be made and the property will be offered for resale to a group of tenants now located in nearby buildings. The property is one of the best located office buildings in the district, with frontages of 50 feet on Fulton street and 22 feet on Dutch street. It is located midway between Nassau and William streets and near the Fulton street subway station of the 7th avenue route and located near the heart of the insurance district. The property is valued at \$850,000.

### Poor's Manual Is Buyer.

The Poor Publishing Co., publisher of Poor's Manual, has been crowded out of its present quarters, at 31-33 Broadway, and has purchased from the Markham Realty Corporation, Clarence W. Eckhardt, president, the four-story building at 56 West street, on a plot 31x89.9, held at \$100,000. The present headquarters of the purchaser has been taken by the banking house of J. S. Bache & Co.

### Another Broadway Site for Theatre.

Hamilton Carhart, of Detroit, sold for a price close to the holding figure of \$325,000 the two-story taxpayer building at 1989 Broadway and the four five-story flat houses at 129 to 135 West 67th street. The latter comprise a plot 100x100.5, upon which a new theatre will be built. The taxpayer, which fronts 28.1 feet on Broadway, will furnish the site for the lobby en-

trance, offices, etc. Jay A. Lee and Edward K. Van Winkle negotiated the deal. The buyers, who already own several theatres, will proceed with the theatre improvement upon the expiration of present leases. The Broadway outlet is directly opposite the armory of the First Field Artillery, and the 67th street section faces the Hotel Marie Antoinette.

**\$1,500,000 Plant for Remington.**

The Remington Typewriter Co. purchased the \$1,500,000 plant of the Nathan Manufacturing Co., situated at Lawrence and West Amity streets, Flushing, Long Island, through Louis Schlesinger, Inc. The sale includes four buildings, containing in all about 200,000 sq. ft. of floor space, together with fifteen acres of land bordering on Flushing Creek. The Remington company will take possession of the property on or before May 1 and will make extensive alterations and additions which will increase the floor space to approximately 500,000 sq. ft. The Nathan Manufacturing Co., which employed about 700 hands, will move its business to its factory in East 106th street, Manhattan.

The plant is one of the most complete industrial plants in the metropolitan district, having all modern conveniences for the employes, including restaurants, hospital, recreation rooms, athletic field, tennis courts, and was built only three years ago by the Nathan Manufacturing Co. in connection with certain war contracts which they were filling. The Remington Co. for the purpose of locating in the metropolitan district, purchased this plant and will move their present plant from Bridgeport, Conn.

**Manhattan.**

**South of 59th Street.**

GRAND ST.—Leitner, Brener & Leitner sold for a client to F. Trout the 7-sty loft building at 567 Grand st, on plot 36x80, near Broadway.

14TH ST.—Duross Co. sold for Lawyers' Title Insurance & Trust Co. and J. Frederick Kernochan, trustees, to William D. Fitzpatrick, 234 West 14th st, between 7th and 8th avs, 5-sty and basement dwelling on lot 25x103.3. Mr. Kilpatrick owns a plot 72x103 on the same block, on which it is understood he is to erect a theatre.

37TH ST.—Cammann, Voorhees & Floyd sold for Yale University the residence 159 East 37th st., on lot 14.8x80.

49TH ST.—Douglas Gibbons & Co., in conjunction with Ruland-Whiting Co., sold 242 East 49th st, a 4-sty American basement house, to Mrs. W. Schuyler Smith, for occupancy.

50TH ST.—Frderick Brown bought from Mrs. Eugenie von Chorus 10 East 50th st, facing St. Patrick's Cathedral, a 5-sty remodelled business building, with a 4-sty extension, 21.5x100.5, through N. A. Berwin & Co.

51ST ST.—John J. Totten sold for Anna Hus-ton the 3-sty dwelling, 20x100, at 347 West 51st st.

52D ST.—Douglas Gibbons & Co. sold for the estate of Hannah Dater 61 West 57th st, the 4-sty dwelling, 20x100, to Miss Adele Miller.

55TH ST.—Paul D. Saxe sold for the estate of Richard A. Canfield the 4-sty building, 23x 100.5, at 9 East 55th st, held at \$125,000.

55TH ST.—Douglas L. Elliman & Co. sold for Harriet H. Smith, represented by J. F. Seitz, 142 East 55th st, a 3-sty dwelling, 16.8x100, to S. A. Reed, who recently acquired 144 to 152, adjoining, through the same brokers, and now controls a frontage of 91.8 feet.

55TH ST, ETC.—Harris & Morris Mandelbaum and Fisher & Irving I. Lewine purchased from, Jules Druochard through Wm. A. White & Sons the 5-sty dwelling at 18 West 55th st, 20x100.5, held at \$90,000. It is located 260 feet west of 5th av, and abuts the home of John D. Rocke-

feller, Jr. Mandelbaum & Lewine also bought through the George Comfort Co. from the Has-kell estate the 3-sty dwelling 1129 Lexington av, 20x70; also bought the 3-sty dwelling 150 East 74th st, 18.9x69, from Dr. W. J. Lederer.

55TH ST.—William B. May & Co. sold the 4-sty dwelling at 26 East 55th st for L. J. Peeler.

56TH ST.—Royal Scott Gulden sold for Fred-erick Edey to the Frangold Realty Co. (Mme. Frances, dressmaker), 10 West 56th st, a 6-sty dwelling, 25x100, for business occupancy. The property was held at \$200,000. The house is equipped with an elevator.

58TH ST.—William D. Kilpatrick resold the 5-sty flat at 362 West 58th st, 20x75, held at \$20,000, through John T. Wall.

AV A.—Lorenzo M. Picabia sold Samuel Shul-man and Harry Kopelman the tenement at 270 Av A, 24.6x95.6. The seller was represented by Glover & Washburn and purchasers by Louis W. Osterweis. John Peters was the broker.

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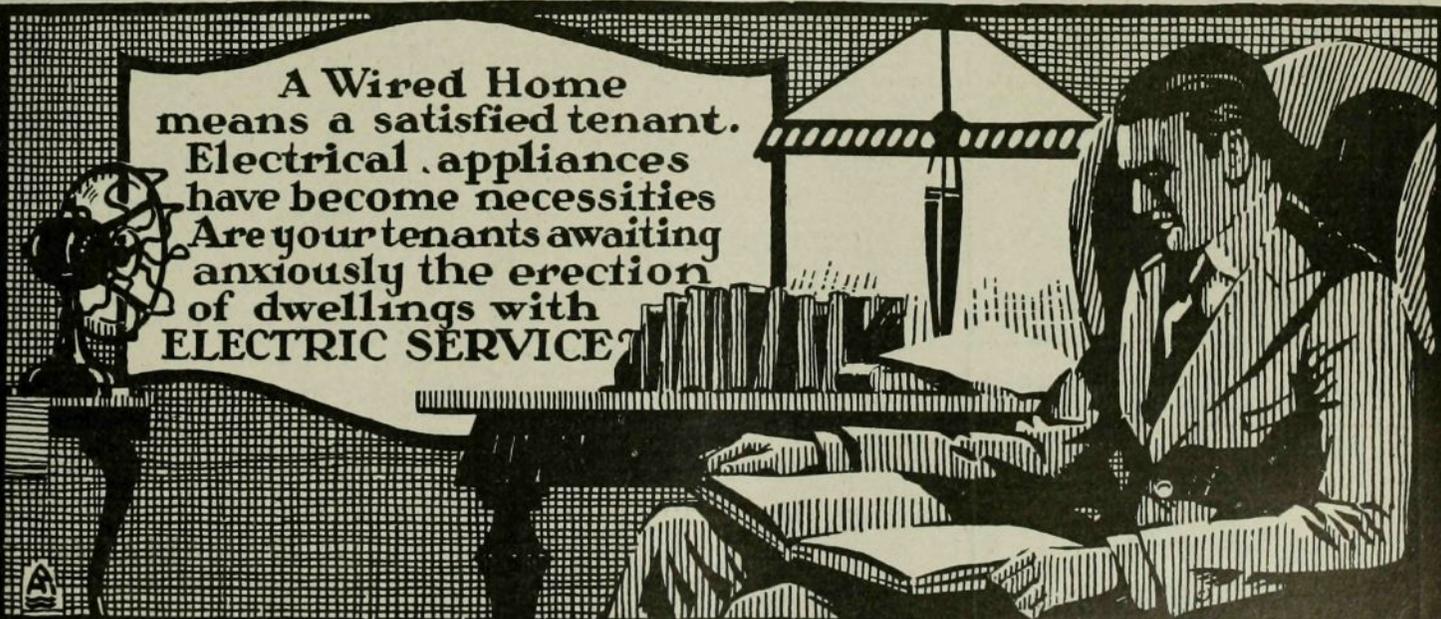
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**BOWERY.**—Meister Builders, Inc., purchased from I. Miller the 8-sty loft at 334 Bowery, between Bleecker st and Great Jones st, 35x100. This property was later resold to Joseph A. Schwartz, through Jacob Finkelstein & Son.

**BROADWAY.**—Spear & Co. sold to David Zipkin for the Scottish Widows Assurance Co. of Glasgow, Scotland, the 12-sty loft building 684 Broadway, northeast corner of Great Jones st, running through to Great Jones alley. This building was built by the late Philip Braender.

**BROADWAY.**—William H. Whiting & Co. resold for Frederick M. Perry the 5-sty building at 391 Broadway, between White and Walker sts.

**BROADWAY.**—Spear & Co. sold for the Walter estate the 6-sty building at 927 Broadway, on a plot 75x100x irreg., to Dremmer & Cohen, manufacturing stationers, for occupancy.

**BROADWAY.**—Cammann, Voorhees & Floyd and Robert F. Bonsall sold for St. Luke's Hospital 391 Broadway, near Walker st, a 5-sty building, 25x100, to Frederick M. Perry, representing Boston interests.

**BROADWAY.**—Cammann, Voorhees & Floyd sold 862 Broadway, near 17th st, for the estates of Daniel and Newbold Edgar, a 4-sty loft building, 25x75.

**LEXINGTON AV., ETC.**—Pease & Elliman sold for A. Leo Everett 632 Lexington av, adjoining the southwest corner of 54th st, 18x70, a 3-sty and basement dwelling, to a client of Stoddard & Mark; also, for the Iltorn Realty Co., Max A. Schlesinger, president, 130 East 82d st, 25x100, a 4-sty apartment house.

**LEXINGTON AV.**—Maurice Wertheim sold for Wm. Van Alen the 5-sty remodeled building, 356 Lexington av, adjoining the northwest corner of 40th st., on lot 19.6x25. The present seller purchased this property about 6 months ago and has just completed extensive alterations, involving the installation of apartments of 2 rooms and bath on each of the 4 upper floors and offices on the first floor. All of the apartment and offices were rented before their completion from the plans by the broker in the present sale. The purchase is for investment. This is the fourth sale of this parcel by the same broker within 2 years.

**WEST BROADWAY.**—Charles A. O'Malley and Eugene A. Walsh sold for the estate of M. J. Mahony, 362 and 364 West Broadway, a 6-sty loft, 45x68. The buyer will occupy.

**7TH AV.**—Frederick W. Walker, Jr., sold for Theodore Heinroth the 4-sty flat at 315 6th av.

**7TH AV.**—Henry Brady sold for the estate Phillip F. Clark to John J. Cavanagh, 345 7th av, a 4-sty building, 21x75.

### North of 59th Street.

**61ST ST.**—Ruland & Whiting-Benjamin Corporation sold to a client for occupancy the 3-sty house, 216 East 61st st.

**67TH ST.**—Pease & Elliman sold the 5-sty dwelling 2 East 67th st, on lot 30x half the block, adjoining the corner of 5th av, for Felix Isman, Inc., who recently purchased the property from Henri P. Wertheim Van Heukelom, who erected the house from plans by John H. Duncan about twelve years ago. The house contains a squash court. The corner house is occupied by Judge Elbert H. Gary, while directly across the street is the residence of George Gould. Pease & Elliman recently sold 855 5th av, abutting this property, to Judge Gary, who now controls a plot 70x120. The purchaser will occupy the house.

**69TH ST.**—Mrs. Francis Rogers purchased from Florence Walsh, et al, represented by Ennis and Sinnott, the 3-sty dwelling, 336 East 69th st. The building occupies a plot 16.8x77.4. Mrs. Rogers will use the property in connection with Lenox Hill Settlement work as a "Carry On" house for disabled soldiers. Charles B. Van Valen, (Inc.), negotiated the sale.

**78TH ST.**—John J. and Theodore A. Kavanagh sold for Mrs. Manton M. Marble, to a client for occupancy, 59 East 78th st., a 4-sty dwelling on lot 18x102.2.

**94TH ST.**—Ruland & Whiting-Benjamin Corporation sold to a client, the 4-sty apartment house, 128 East 94th st., which will shortly be remodeled. John J. Kavanagh represented the seller.

**95TH ST, ETC.**—Lowenfeld & Prager sold to Sol Freidus through Phillips & Goldberg 53 to 63 East 95th st, three 6-sty apartment houses, each 41.8x100, renting for \$30,000 and held at \$225,000; also to Sidney H. Wolf 132 West 20th st, a 6-sty apartment, 25x92, through Fleck & Klinger; to Fannie Messner 131 and 133 East 193d st, two 3-sty dwellings, through L. J. Greenberger; to J. Cohen & Co. 118 East 115th st, a 3-sty dwelling, 18x100, through M. Berkowitz, and to Dora Wahrsinger 128 West 120th st, a 3-sty dwelling, 19x100, through Jacob Kuschner.

**96TH ST.**—Ennis & Sinnott resold the 4-sty dwelling at 24 West 96th st, 20x100, to James S. Maher, through Edward C. H. Vogler.

**97TH ST.**—Porter & Co. sold for William M. Purdy to the Vincent Valentine Contracting Co. the 4-sty tenement at 307 East 97th st, 25x100.

**97TH ST.**—M. H. Tropauer sold for E. H. Broudman 125 West 97th st, a 4-sty dwelling, 17x100, to the Roth Orthopedic Institute for occupancy.

**99TH ST.**—Harry Sugarman sold to Marion & Vogel 63 East 99th st, a 5-sty tenement, 25x100.

**100TH ST.**—Oscar D. & Herbert V. Dike sold for the Melrah Realty Co. 66 East 100th st, a 5-sty apartment, 24.9x100.11.

**108TH ST.**—The Fischer Realty Co. sold for the estate of S. Sylvester two 4-sty flats, 34x100, at 79 and 81 East 108th st, to L. Baker.

**112TH ST.**—Harry Sugarman sold to a client of London & Davis for the Sarah Rothman Estate, 53-55 East 112th st., near Madison av., a 6-sty new law apartment house, held at \$60,000.

**110TH ST.**—Ward Belknap & Sons sold for the Dormond Realty Co. 202 East 110th st, a 3-sty dwelling, 15x100.

**114TH ST.**—Joseph Paterno sold through H. N. Braude & Co. 520 West 114th st, an 8-sty apartment, 75x100, to clients of Morris & Meyers.

**115TH ST.**—John Peters, with J. W. Schultz, sold for Theodore Riehle to David Clinger 353 West 115th st, a 5-sty flat, 25x100.11.

**115TH ST.**—Koppel Brothers (Inc) sold for the Landof Realty Corporation 119 and 121 West 115th st, two 5-sty flats, 25x100 each. The buyer was represented by Kemp & Kemp.

**116TH ST.**—The Grand Theatre at 9 West 116th st has been resold to Friedman Brothers by Joseph Seiden and Morris Goldman through L. Krieger.

**117TH ST.**—Charles S. Kohler, Inc., sold for Israel Willis to Nathan Schanerman 41 West 117th st, a 5-sty flat, 25x100.

**118TH ST.**—The Fischer Realty Co. sold for Emily Evers, 418 East 118th st., a dwelling, 16.7x111, to Turiani Vincenzo.

**118TH ST.**—L. Morgenbesser purchased through Isadore Montefiore Levy, 4 East 118th st, a 5-sty dwelling, 25x100.11. The seller, Rebecca Altschul, acquired the property about five years ago at foreclosure and the price obtained gives her back her investment with a slight profit.

**119TH ST.**—Samuel Krulkevitch sold to Dr. Maurice Caspe the 3-sty dwelling, 18x100, at 73 West 119th st.

**119TH ST.**—Sisca & Palladino sold for Egidio Marino 410 East 119th st, a 3-sty dwelling, 17x100; also for a Mr. Zimmerman the 5-sty tenement 504 East 119th st, 26x100.

**120TH ST.**—I. L. Lewin sold for the I. B. D. Realty Corporation to Matsil Brothers the 5-sty flat, 26x100, at 28 West 120th st.

**120TH ST.**—Philip Meyrowitz bought from M. Retzker the two 6-sty apartments, 300x100, known as the St. Helena and St. Augusta, at 408 and 420 West 120th st, facing Convent Park. The structures contain eighty apartments and rent for \$75,000. They were held at \$650,000. David Mintz and Alexander Selkin were the brokers.

**121ST ST.**—Goodwin & Goodwin sold for the estate of William R. Beal to B. Rosner the 4-sty dwelling, 22x76, at 1 West 121st st.

**121ST ST.**—Joseph & Caneo sold 439 and 441 East 121st st, two 4-sty flats, each 25x100.

**123D ST.**—Shaw & Co. sold for the Reyvan Realty Co., to Sarah Segal, 220 West 123d st., a 3-sty dwelling, 16.8x100.11.

**124TH ST.**—George W. Brettell sold for Charles Squire to Arthur Deutsch the 4-sty loft building, 25x100, at 129 East 124th st.

**126TH ST.**—Porter & Co. sold for Daniel Butler to Elizabeth Fitzgerald the 4-sty dwelling 151 West 126th st, 16.8x99.11.

**127TH ST.**—Cruikshank Co. sold for James Harper and Lillie E. Harper 64 West 127th st, a 3-sty dwelling, 18.9x99.11.

**127TH ST.**—The Benenson Realty Co. sold through Ernest T. Bower 118 West 127th st, a 3-sty dwelling, 18x100.

**128TH ST.**—James H. Cruikshank purchased from the Broadway Savings Institution, 211 West 128th st, a 3-sty dwelling, 16.8x99.11, through Harry Sugarman.

**128TH ST.**—James H. Cruikshank purchased from Margaret C. McIntyre 26 West 128th st, a vacant lot, 25x100, through George W. Brettell & Sons.

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NEW YORK TELEPHONE COMPANY

130TH ST.—Ennis & Sinnott bought through Nehring Brothers 607 and 609 West 130th st, a 5-sty flat, 50x100.

130TH ST.—Nail & Parker sold for the Elizabeth Realty Co. 268 West 130th st, a 3-sty dwelling, 18x99.11.

131ST ST.—A. D. Rockwell, Jr., sold through Dunn & Daly, attorneys, the 3-sty dwelling, 14 West 131st st.

138TH ST.—Nail & Parker sold for the Equitable Life Assurance Society, 265 West 138th st, one of the King model houses, 17x99.11.

142D ST.—O'Reilly & Dahn resold for Harry Aronson 474 West 142d st, a 4-sty dwelling, 16x100.

142D ST.—Rulard & Whiting-Benjamin Corporation sold for Joseph Walker to Jacob Ellman the 3-sty dwelling, 16x100, at 535 West 142d st.

144TH ST.—Moore, Schutte & Co., sold for Mrs. Emma H. Worcester to the Amer Realty Co. the 3-sty dwelling, 462 West 144th st.

144TH ST.—Waddell & Martin sold for the 613 West 144th Street Corporation to Henry M. Fertig two 5-sty apartment, 613 to 619 West 144th st, 100x100.

145TH ST.—Charles Wynne and Louis H. Low bought from the Kuh estate the 5-sty apartment, 515 West 145th st, 33.4x100, and resold it to James Cruikshank.

147TH ST.—Price Bros. purchased from Jacob Henderson 304 West 147th st, a 5-sty building, 40x100.

180TH ST.—Charles S. Kohler, Inc., sold for the Dormond Realty Company, Inc., Simon Myers, president, to clients for investment, 611 West 180th st., northeast corner of Wadsworth av., a 5-sty new law walk-up, built on plot 44.6x100 feet, renting for \$15,000 and held at \$100,000.

180TH ST.—Charles S. Kohler, Inc., sold for Ennis & Sinnott, Inc., to Erda Realty Co., G. A. Kerker president, 607 and 609 West 180th st, 5-sty apartment, 50x100.

182D ST.—Nehring Bros. sold for Charles Stewart 601 West 182d st and 1439 and 1441 St. Nicholas av, a 5-sty apartment with three stores, 100x40.

AUDUBON AV.—Jules Nehring, Inc., sold for Herman H. Feldstein to the Faro Realty Co. Algomac Court, a 6-sty apartment, 100x95, at the northeast corner of Audubon av and 173d st, housing forty-two families, who pay an annual rental of \$28,000. In part payment the buyer gave the 6-sty elevator apartment house, 75x100, known as the Golden Rod, at 508 178th

st, containing thirty suites and renting for \$20,000. The entire deal involved \$350,000. The same brokers sold recently to Faro Co. three houses adjoining its present purchase.

AUDUBON AV.—M. & B. Realty Co., Inc., Louis Mondschein, president, resold to Joseph Shenk 261 to 265 Audubon av, two 5-sty apartment houses.

AUDUBON AV.—Vartan Realty Co. bought from Elias Kempner the northwest corner of Audubon av and 184th st, a 1-sty building, 20x100.

AUDUBON AV.—Jules Nehring, Inc., sold for the Gamble-Brown Realty Co. the Highcliff, a 6-sty apartment, 100x1000, at the southeast corner of Audubon av and 177th st.

BROADWAY.—Charles Wynne and Louis H. Low purchased from the Hermann estate the northwest corner of Broadway and 139th st, a 6-sty apartment, 100x75, through Byrne & Bowman.

BROADWAY.—Charles Galewski bought from Simon Fichel the Mecklenberg, a 6-sty apartment at the southwest corner of Broadway and 146th st, 100x100. The structure rents for about \$40,000 and was held at \$400,000. The Fischer Realty Co. negotiated the deal.

BROADWAY.—Jules Nehring, Inc., sold for the College Holding Co., Joseph Shenk, president, the Rockclyffe and Highmont, two 6-sty apartments, 120x100, at the southeast corner of Broadway and 141st st, to Charles Kimmelman and Max Cohn, clients of Samuel Wacht. The properties were held at \$350,000 and rents for \$45,000.

CONVENT AV.—Moore, Schutte & Co. sold the 3-sty dwelling 347 Convent av, 20x100, for Katherine C. Herne.

FORT WASHINGTON AV.—Harted Realty Co. sold through William Marco to the B. & J. Realty Co. the 6-sty apartment, 96x122, at 280 Forth Washington av, renting for \$50,000 and held at \$300,000.

LENOX AV.—A. E. Wood sold for Mrs. Rebecca A. Spalding the 4-sty dwelling at 248 Lenox av.

LEXINGTON AV.—Harry Aronson purchased from a Mrs. Bartels 716 and 718 Lexington av, two 4-sty buildings, 40x68.9, and resold the property to James Brammas.

MADISON AV.—Douglas L. Elliman & Co. sold for Mrs. L. L. Benedict, of Paris, France, 21x100.5, vacant, at the northwest corner of Madison av and 70th st.

MADISON AV.—John J. & Theodore A. Kavanagh sold for Mary S. Keveny and Eileen King,

Kings Court, a 7-sty apartment, with stores, at 1,190 Madison av, northwest corner of 87th st, 100x95.

RIVERSIDE DR.—Amer Realty Co., J. E. Mautner, president, purchased 548 Riverside Drive, a 6-sty apartment, 108x95, having a rent roll of \$40,000 and held at \$250,000.

ST. NICHOLAS AV.—Schwab & Co. sold for the Benenson Realty Co. a 6-sty apartment, 65x100, at 707 and 709 St. Nicholas av, renting for \$20,000 and held at \$160,000.

WADSWORTH AV.—Charles S. Kohler, Inc., sold for the Erda Realty Co., G. A. Kerker president, to the Madeline Realty Co., Max Cohen president, 248 Wadsworth av, a 5-sty apartment, containing three, four and five room suites, 50x115, and renting for over \$14,000.

WADSWORTH AV.—Amer Realty Co., Inc., J. E. Mautner, president, bought the 6-sty apartment, 75x100, at the southwest corner of Wadsworth av and 180th st.

2D AV.—George N. Bruno & Co., sold for the estate of Richard W. Block to Josephine Carre 2073 Second av, a 4-sty tenement.

2D AV.—E. A. Polak Realty Co. sold for William A. Laird 1846 to 1850 2d av, three 5-sty tenements, 75x100, to Israel Nurich.

5TH AV.—The United States Trust Co. sold the northwest corner of 5th av and 117th st, a 5-sty building, 25.11x100.

#### Bronx.

BECK ST.—A. Phillips resold for B. Posner to the Street Realty Co. (Tanenbaum & Lieberman) 886 Beck st, a 5-sty apartment, 54x100, held at \$82,000.

DAWSON ST.—H. H. Heyman and Moses Rothstein sold the 5-sty apartment, 41x90x100, at 872 and 874 Dawson st, for M. A. Kuh to Aaron Ginsberg and others.

FAILE ST.—Harry Kahn and Philip Wattenberg purchased from the Simpson estate, for improvement with a modern garage, plot at southeast corner of Faile st and Whitlock av, 150x100. Leitner, Brener & Leitner were the brokers.

GARDEN ST.—Katzen Realty Co. bought 775 Garden st, a 5-sty apartment, 50x100, renting for about \$10,000.

HOME ST, ETC.—Louis Mondschein sold to I. Schwartz 975 Home st, a 5-sty apartment house; also 956 to 968 Simpson st, four 5-sty apartments.

SIMPSON ST.—Joseph G. Haft purchased from M. H. Mann 1049 and 1053 Simpson st, 87x100, two 5-sty apartments.

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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.

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**SIMPSON ST.**—Joseph Metzger sold for L. Levy to Meisel & Co., two 6-sty apartments, 37.6x100 each, at 1180 Simpson st and 908 Freeman st.

**WEST KINGSBRIDGE RD.**—Thorn & Co. sold the 2-fam house, 25x100, at 168 West Kingsbridge rd, for William J. Geraghty to A. Kirby.

**139TH ST., ETC.**—S. H. Frankenheim sold for the estate of William O'Gorman to the C. R. M. Realty Co. 417 to 441 East 139th st and 468 and 470 East 140th st, six 3-sty dwellings, 17x100 each; also 439 to 481 East 141st st, three 3-sty dwellings.

**141ST ST.**—George Goldblatt Co. sold for the Cortes Holding Co. 604 East 141st st, a 5-sty apartment, 50x95, renting for \$9,000 and held at \$55,000.

**180TH ST.**—Benenson Realty Co. resold to J. Albert 971 East 180th st, a 5-sty apartment, 45x100.

**ALLERTON AV.**—Beth Abraham Home for Incurables has purchased from Dr. C. A. Becker residence, outbuildings and three and a half acres at 612 Allerton av, through George N. Landsman and O'Hara Brothers, for a reported price of \$115,000.

**BROOK AV.**—Charles A. Weber sold for William B. Kirchof to Adolph Hansmann the 5-sty flat at 568 Brook av, 25x100.

**GLEBE AV.**—William Peters & Co. sold for Ida L. Marquard and Marie Hubach to Peter Rasmussen 2470 Glave av, a frame dwelling.

**KINGSBRIDGE RD.**—J. Clarence Davies sold for John P. Walsh to Francis H. Allen 187 Kingsbridge rd, a 2-sty frame dwelling, 25x70.

**MAPES AV., ETC.**—Ely Maran and Joseph Sagar bought from Joseph Diamond the two 5-sty apartment at the southwest corner Mapes av and 178th st, 145x75, renting for about \$20,000 and held at \$145,000; also sold the 5-sty apartment 2482 Valentine av, 50x130, renting for about \$15,000 and held at \$90,000; also the 5-sty apartment 810 Suburban pl, 40x100, renting for about \$10,000 and held at \$60,000.

**PARK AV., ETC.**—James A. Lacoste sold through Richard Dickson to Bertha Lombard a 2-sty dwelling, 17x90, at 3678 Park av, and to Bertha Kaufman a similar house at 3680; also, for James A. Lacoste and another, 2-sty business building, 24x86, at the northeast corner of Park av and Morris pl.

**PARK AV.**—Daniel H. Jackson bought from Flora Lessler the northeast corner of Park av and 179th st, a 6-sty apartment, 141x73x irregular, renting for \$16,000. It was held at \$120,000. Jacob Block was the broker.

**PROSPECT AV.**—Kean Zucker Corporation, George Kean president, purchased 2016 Prospect av., corner 179th st, a 4-sty flat, 40x75, from Harry Kahn through F. W. Sohns.

**SEDGWICK AV.**—Peter J. Hunt sold for the Swendenborg Printing and Publishing Co. the 2-fam house at 1305 Sedgwick av.

**SOUTHERN BLVD.**—The Le Bash Garage Corporation, Jacob Bashein, president, and Joseph Levine, secretary and treasurer, bought from the Central Union Trust Company and Frederick Johnson, trustees, seven lots in the east side of Southern Boulevard, 200 feet south of Longwood av, and two lots at the northwest corner of Whitlock av and 156th st, and twelve lots in the west side of Whitlock av, 200 feet south of Longwood av, from Henry Haas & Son, making a total of twenty-one and two-fifth lots.

## Brooklyn.

**AINSLIE ST., ETC.**—Realty Associates sold 170-172 Ainslie, two 2-sty dwellings, to John Tannuzzo, through John Perasso; also sold 50 Myrtle av, a 3-sty flat, 22.6x71x100, between Pearl and Jay sts., to Irving Warner, Mark Cohen, Julius P. King and Joseph M. Cohen, through Frank Krefetz, and 836 Bergen st., 3-sty dwelling, 20x36x100, to Carmela Venier, through Haviland & Sons.

**BERGEN ST., ETC.**—Charles Partridge sold the two 4-sty apartment houses at 724-726 Bergen st for May I. Gibbons; also, for Josephine Barth, the 3-fam. house at 733 Franklin av.

**49TH ST.**—Tutino & Cerny sold for Daniel Welsch to clients for investment the two 4-sty flats, plot 60x100, at 422 and 426 49th st.

**FLATBUSH AV.**—Charles E. Rickerson sold for Mrs. Annie J. Miller, 197 Flatbush av, a 3-sty dwelling on lot 20x77.10.

**EAST 10TH ST.**—Samuel Galitzka and J. Lacov sold for the Learner Associates, Inc., to A. L. Hoffman for occupancy a 2-sty house, on a plot 25x100, 1242 East 10th str, Flatbush.

**STOCKTON ST.**—Realty Associates sold, through Nathan Diamant, 177-179 Stockton st, 2-sty dwellings, to Hyman Pastornek; also, through Arthur McSherry, 131-133 Ashland pl, a 5-sty apartment house, to James P. Cavanagh, and also sold a plot 100x100.2 on the south side of 46th st, 100 ft east of 2d av, to Margaret McLoughlin.

**UNION ST., ETC.**—Meister Builders, Inc., purchased from the Court Realty Co. two 3 1/2-sty 3-fam. houses 736-738 Union st, on a plot 33.4x100, and also resold to the Acme Woodwork Co., 8622 18th av, a 3-sty frame house on a plot 50x100, which was recently purchased by the sellers.

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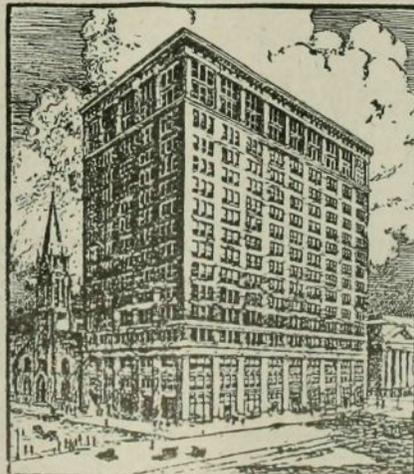
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LEXINGTON AV., ETC.—Bulkley & Horton Co. sold dwelling at 220 Lexington av for Miss Ada C. Williams; at 224 77th st for Mrs. Mary Smith; at 176 Macon st to Henry G. Sugden, and also 75 Washington av, a 2-sty frame store building, for the estate of Thomas Colligan.

LIBERTY AV.—Clinton Trading Corporation sold to Morris M. Strauss and Charles White the 3-sty frame building at 340 Liberty av, on a lot 21x90. Meyer Antman was the broker in the transaction.

PROSPECT PARK WEST.—The Bryn Mawr, a 6-sty elevator apartment house at 78 Prospect Park West, corner 4th st., has been sold by the Brookville Realty Co. through Harry M. Lewis, to the 78 Prospect Park West Realty Corporation for investment. The property is on plot 95x97.10½, was held at \$275,000. Harry M. Lewis will continue to manage it.

4TH AV.—Tutino & Cerny sold for Mrs. Miriam Hirsch the 4-sty apartment house at 4715 4th av.

## RECENT LEASES.

### Millions in Circle Deal.

Final closing of the lease involving the Thoroughfare Building and adjoining structures in the block bounded by Broadway, 8th avenue, 57th and 58th streets is announced. Through A. F. Robertson and Paul J. Byck the property has been leased for twenty-one years, with three renewal privileges for like periods, to Dr. John A. Harriss, deputy police commissioner, by the Columbus Circle Arcade Co., Jacob Wertheim president. One of the terms of the lease provides that a building to cost at least \$1,000,000 will be erected on the site twenty stories in height. The new building will contain stores, lofts and offices, and it is understood that part of the ground floor will be arranged with banking quarters. The property has a frontage of 216 feet in Broadway, 200.10 feet in 8th avenue, 201 feet in 57th street and 121.2 feet in 58th street.

The Thoroughfare Building derives its name from the fact that a thoroughfare extends through the building from Broadway to 8th avenue. Facing this arcade are a number of small stores. A chain was placed across the entrances for a short period during each twenty-four hours so that in the event of a long lease or sale it would be possible for the owners of the property to close the right of way not forever have to maintain it open. The lease calls for a rental of \$11,970,000 for a full term of sixty-three years.

The yearly rental, according to the lease filed recently, will be \$190,000, or a total of \$3,990,000 for the first term of twenty-one years. There are two renewals for similar periods.

### New 42d Street Restaurant.

Henry Shapiro & Co. have leased to a prominent restaurant concern for the Caggle Realty Co. (Gilhuly Bros.) the building at 107 West 42d street, and for Cecelia P. Wuerz the building at 104 West 43d street. Abutting about 75 feet north of the building line on 42d street is a one-inch strip owned by the Unity Fee Co., Walter J. Salmon president, who also control a light and air easement over the rear 25 feet of the 42d street plot. In order to connect the two parcels it was necessary to secure the right to build over the rear of the 42d street lot, and negotiations which have been pending for nearly nine months have just been completed to secure this intermediate strip. The leases on all three parcels are for twenty-one year terms. The premises will be extensively altered and Henry Shapiro & Co. have been appointed renting agents.

CUSHMAN & WAKEFIELD leased for the National Association Building Corporation a large suite of executive offices in 23 West 43d st to Peterson, Sinclair & Miller, Inc., and for the Sterling Bronze Co. the entire 11th and 12th floors in 16-18 East 40th st to the Continental Paper Bag Co. Cross & Brown Co. represented the owners.

M. & H. HESS, INC., leased for the Herald Square Holding Co. the 3d floor at 16-18 West 36th st to B. S. Kahn, Inc., for use as a sales-room; also for George O. Marrin the 5th floor at 175-177 Wooster st to the American Yarn Co.; the 2d floor at 25 West 15th st to Friedman Bros. and Lincer; space on the 8th floor at 49-53 East 21st st to H. & M. Hellinckx; the 11th floor at 22-8 West 17th st to J. Freedman & Co., Inc., wholesale clothiers; for George O. Marrin the 5th floor at 382 Lafayette st, to Hyman Weinstein.

HENRY HOF has leased for William Prosnitz the entire building at 235 East 44th st for ten years to Lyons Sanitary Urn Co.

CHARLES F. NOYES CO. leased offices in the Lorsch Building, 37-39 Maiden Lane, to Barnett Daniel; the 2d floor of the new Adolph Schwob Building, 45 Maiden Lane, to C. J. Kirby; a floor at 27 Beekman st to Ferdinand F. Robin, and a loft at 97 Maiden Lane to the Gauvin Agency, Inc.; a floor at 27 Beekman st to Truly Warner; a floor at 102 John st to Brown-Green Co., and a floor at 157 Water st to the Eastern Burlap Bag Co.

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PEASE & ELLIMAN leased, furnished, for Mrs. D. Hunter McAlpin her apartment in 449 Park av to Ernest Greene, and for S. W. Lawrence his apartment, furnished, in 178 East 70th st to T. J. Preston; also, for the Gerbeau Co., offices in 535 5th av to Seligsberg & Co., of 71 Broadway, and for the John P. Peel Co., as agents, a loft in 10 West 18th st to the M. A. Gants Co.

GEO. R. READ & CO. leased for a long term of years for the Textile Building, Inc., the northeast corner of the 10th floor in the building to be erected on the east side of 5th av, between 30th and 31st sts, to J. F. Douglas & Co., woolens.

STEPHEN H. TYNG, JR., & CO., leased for the Einstein-Wolff Co. an entire floor in 1115 Broadway for a long term to M. J. Whittall for salesrooms for carpets and rugs; for the Emmet Realty Co., the 9th floor of 95 Madison av to Barnard, Phillips & Co., commission merchants; for Ames & Co., the store and basement of the new building at 164 Madison av for ten years to E. W. Kahn & Co., silks; for Carstein & Linnekin, the 3d floor in 873 Broadway to Fishbein & McCabe.

WM. A. WHITE & SONS leased to the United Cigar Stores Co. the entire building at 72 Wall st, five stories, 28x43 irregular; also, to Bernard L. Mosbacher, the Noiseless Typewriter Co. and Boorum & Pease, lofts at 109-111 Leonard st; to Samuel Falk, a loft at 62 Broad st; to Samuel Glaser, a loft at 245-51 7th av; to Horace W. Davis and M. Argueso & Co., offices at 56-58 Pine st; to the Alpine Watch Corporation, offices at 21-23 Maiden Lane, and to Joseph Blumenthal and Ivan Burger, Inc., offices at 100 Hudson st.

### REAL ESTATE NOTES.

JOHN J. BIEHN has moved his real estate office from 355 7th avenue to 245 West 34th street.

GEORGE A. BOWMAN has been appointed agent for 370 Columbus av., 259 West 112th st, and 310 East 62d st.

JACOBSTEIN & KAHN, Inc., real estate brokers and agents, have secured larger and permanent offices at 1476 Broadway, their present location.

ELIAS A. COHEN was associated with Ennis & Sinnott in the syndicate which recently purchased the Downing Building, 106-8 Fulton street, through the Charles F. Noyes Company.

BROOKLYN BOARD OF REAL ESTATE BROKERS will its regular monthly meeting on

Tuesday evening, February 17, at the board rooms, 189 Montague st.

PEASE & ELLIMAN represented the Woman's City Club in the purchase of 22 Park av, northwest corner of 35th st., from the Butler estate. The house was designed by Stanford White.

HOLLINGS C. RENTON, formerly with the real estate division of the Equitable Life Assurance Society, has opened offices at 3 East 44th street, where he will specialize in the management of commercial properties.

ALBERT B. ASHFORTH (Inc.) has been appointed agent of the new building to be erected by the Munson Steamship Company, at 67-71 Wall street, corner of Pearl and Beaver streets. It will be ready for occupancy April 1, 1921.

LEITNER, BRENER & LEITNER have placed with the Bowery Savings Bank for the Level Realty Co., Maurice Muller president, mortgages for \$300,000 on the two 6-sty buildings being completed on the west side of Grand Concourse, north of Fordham road.

SPOTTS & STARR, INC., real estate brokers and agents, will move their offices on or about February 16 from 50 East 42d st to the Times Building, where they have leased the southerly side of the second floor, facing 42d st. The telephone number will be Bryant 8681.

CHARLES F. NOYES CO. has been appointed managing agents for 75-79 New Chambers st, 19-21 Batavia st, 87-89-91 James st, 40 Crosby st., 478-84 Broadway extending through to Crosby st., 1957-1959 1st av., 3-5-7 Peck Slip, 314-318 Pearl st., 158-164 Ridge st., 359 East Houston st., 21-23 Peck Slip, 325 East Houston st., 243 Bowery, 9 Great Jones st., 144 Audubon av, and upon passing of title will take charge of the 12-sty "Wyllys Building" at 92 William st, which property was recently sold by the Noyes Company to Frederick Brown and resold through the same brokers for Mr. Brown to Richard T. McGonigal.

E. OLIVER CHAMP, secretary of the Realty Trust and formerly connected with the Ziegler estate, and Robert W. Dasey, formerly of Cross & Brown Co., who recently returned from active service overseas, have formed a partnership under the firm name of Champ & Dasey, with offices at 217 Broadway, and Malba, L. I., where they have taken the management and sales agency for the residential park at Malba-on-the-Sound. The new firm has just sold for the Malba Estates Corporation to Nils Benzon, of Beck, Van Sieten & Co., a large colonial residence being erected on Boulevard Drive facing the bathing beach at Malba-on-the-Sound, for a reported price of \$40,000.

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NEW YORK****LEGISLATIVE BILLS AFFECTING REALTY**Measures Introduced at Albany Approved or  
Disapproved by Real Estate Board of New York

**A**T the regular weekly meeting of the Legislation and Taxation Committee of the Real Estate Board of New York, held on Wednesday, action was taken on the following bills:

*Assembly Int. 227, Pr. 227, Dimin.*—To amend the Real Property Law, in relation to duration of rental charges for buildings or parts thereof used for dwelling purposes.

This measure proposes that where the rent for any or part of any tenement house or other building used for dwelling purposes is fixed and agreed upon in the month of May or any time thereafter, such rent shall be the maximum to be charged therefor for the consecutive months ensuing until the following month of May, notwithstanding any change in ownership, possession or control and notwithstanding the provisions of any general or special statute to the contrary. Any violation or evasion of the provisions of the act is to constitute a misdemeanor.

This bill has the approval of a local newspaper which characterizes it as a measure so "worth watching and pushing" that it challenges "organized realty interests" to disapprove the proposition.

The object of the measure is to stabilize rents chargeable for residence buildings or parts thereof from the date of the rental to the ensuing first day of May. It is, of course, desirable that the rent that may be charged for apartments or flats and for dwelling houses shall be stabilized, but to be taken seriously an attempt to deliver the tenants of such premises from the clutches of profiteering landlords (with whom the organized real estate interests have nothing in common) must have a more secure and reasonable basis than the pending measure affords.

The bill appears to be defective in the following particulars:

1. It assumes that the tenant who first takes the apartment or dwelling house on or after May 1, will "stay put," but it is common experience that tenants frequently quit of their own volition, while many are dispossessed for non-payment of rent, etc. What happens when a tenant removes or is dispossessed? Under this bill, it would seem that an agreement fixing the rent to be paid by him would inure to the benefit of a succeeding tenant who was not a party to the original agreement. This is, of course, an absurdity which the courts would hold to invalidate the measure were it enacted.

2. It applies to single rooms that may be sublet in apartments or dwellings, which would make the law applicable to rooming houses, boarding houses, and, possibly, to hotels, many of which cater to what is known as "transient" patronage. It would obviously be nonsensical to attempt to enforce this act against the proprietors of such places by criminal prosecutions.

3. It attempts to enforce compliance with the terms of a contract between individuals by making it a crime for one of the parties to violate one of the points of the agreement. It would be criminal for the landlord to increase the tenant's rent, but the tenant may refuse to pay the agreed rent or abscond, unscathed, with his rent in arrears or because he has found other quarters at less rent. Legislation which makes penal the violation of the terms of a civil contract must at least apply equally to both parties of the agreement to be constitutional.

4. It is of a piece with several half-baked legislative measures introduced at this session, all of which are ostensibly aimed at unscrupulous landlords who gouge their tenants but none of them seeking to protect fair dealing property owners against unscrupulous tenants who willfully or negligently damage premises leased to them or abscond in arrears for rent therefor.

What is needed is a Landlord and Tenant Law that protects the landlord as well as the tenant against fraudulent or unfair practices and to the same extent. Legislation solely in the interest of tenants will naturally stand in the way of the provision of additional housing facilities which will prove the only satisfactory solution to the housing problem.

*Assembly Int. 412, Pr. 433, Patrykowsky.*—To amend the Labor Law, in relation to factories.

This measure proposes to amend Section 79f of the Labor Law to require that the windows of factory buildings shall be made fireproof in case they are within 50 feet of another building.

As the law now stands, factory windows need be fireproof only when they are within 30 feet. The effect of the enactment of the pending bill will be to require the owners of hundreds of factory buildings to fireproof windows, exempt from such treatment at this time, at an expenditure that will aggregate probably a million dollars. In view of the results of investigations leading to the adoption of the Building Code provision exempting buildings, other than factory buildings, from the requirement that windows shall be fireproof unless with 30 feet in a direct line, from the windows of adjoining buildings, it is plain that the enactment of this bill is unnecessary and it is, therefore, disapproved.

*Senate Int. 234, Pr. 236, G. F. Thompson.* To provide for a State Milk Commission, as

a state health measure, which shall have control of the production, transportation, manufacture, storage, distribution and sale of milk and the products thereof; and the fixing of the price to be charged for milk in the State of New York by the producer, the middleman and the retail seller.

This bill provides for a State Milk Commission and is part of the same propaganda that inspired Senate Int. 233, providing for the operation of city milk plants. Its purpose is to force the State into the milk business. It is disapproved.

**Lease in Wurlitzer Building.**

The General Motors Export Co. has taken a lease of large space in the new Wurlitzer Building now in course of construction on 42d street, running through to 41st street, between 6th avenue and Broadway. The broker in the deal was the Cross & Brown Co. The lease involves eight floors, each 85x200x50, and is for a long term of years at a rental aggregating \$2,000,000. The General Motors Export Co. will occupy this building exclusively for its export business. The new lease will not disturb its present offices at Broadway and 57th street. The Rudolph Wurlitzer Co. will occupy the balance of the building, with the exception of the upper floors, leased recently to the Blackman-Ross Co. The consummation of this large lease and the renting of all the available space in the Wurlitzer Building prior to its completion is additional evidence of the strength of the demand for space in the 42d street section. Since January 1 last the Cross & Brown Co. has leased office space aggregating 137,500 square feet in the Times Square-Grand Central zones.

**More "United" Leases.**

Porter & Co. have leased to the United Cigar Stores Co. for John H. Tonjes for a term of years the entire block front on the westerly side of 8th avenue, between 124th and 125th streets, including the Hotel Colonial and the six adjoining buildings. The property has a frontage of 200 feet on 8th avenue and 150 feet on 125th street. The aggregate rental was close to \$1,000,000. The United has subleased the hotel and contemplates making extensive alterations to the balance of the property.

**Lease in Eighth Avenue.**

An operator leased for twenty-one years, beginning May 1, from the William T. Walton estate, the block front in the west side of 8th avenue, between 51st and 52d streets, being 851 to 869 8th avenue, 200.10x100, on which are five-story flats, with ten stores. The leases on the upper half of the block expire in May, and on the lower half the leases run until May 1, 1921. The present improvement plan involves extensive alterations, using the ground and first floors for general business, and the three upper stories will be made over into lofts for offices and other commercial purposes.

**Record 42d Street Rental.**

Manning & Trunk have just leased the six-story building 9 East 42d street, size 22x100, for the Codrington Co. to the Ideal Restaurant & Holding Co. for a period of thirty-three years. The property is on the north side of 42d street, between 5th and Madison avenues, which is one of the most sought after retail locations in the city. Last summer the Mirror Candy Co., in order to secure a location there, entered into a lease of 1 and 3 East 42d street, which does not go into effect until 1926. Last March Manning & Trunk rented to Weber & Heilbronner the building 26 East 42d street, which is occupied by Alexander Taylor, whose rent under an old lease was \$10,000 net. The new lease called for a rental of \$18,000 net. Since taking this lease Weber & Heilbronner have had any number of offers for the property and recently refused \$26,000 net. The rental for the Codrington building was considerably in excess of the highest rental so far paid on this block for a 22-foot building, the last reported lease being that to Loft No. 11, which they took from F. G. Schmidt at the rate of \$25,000 net. It is interesting to note that in spite of the high rental that has just been paid for this property the new tenant, who took it for the purpose of opening a restaurant, has already been offered a considerable profit for its lease.

**Leases Hotel Colonial.**

At an aggregate rental of \$1,512,000, the Colonial Hotel, a thirteen-story structure on the northeast corner of 81st street and Columbus avenue, has been leased to Charles M. Ballak for a term of twenty-one years. The structure, which occupies a plot 100x100 feet, is owned by the Mosely Hotel Co., which conducts the Somerset, on West 47th street. It is the intention of the lessee, who operates the Ashton and the Rutledge hotels, to make extensive improvements.

# REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1919. Following each weekly table is a résumé from January 1 to date.)

## MANHATTAN

### Conveyances.

	1920 Feb. 3 to Feb. 10	1919 Feb. 6 to 11
Total No.....	308	92
Assessed Value.....	\$24,550,000	\$4,912,600
No. with consideration	31	12
Consideration.....	\$1,779,200	\$966,000
Assessed Value.....	\$1,553,200	\$805,500
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
Total No.....	2,073	810
Assessed Value.....	\$180,679,200	\$61,123,000
No. with consideration	249	101
Consideration.....	\$20,719,500	\$3,596,872
Assessed Value.....	\$17,586,200	\$3,969,300

### Mortgages.

	1920 Feb. 3 to Feb. 10	1919 Feb. 6 to 11
Total No.....	306	58
Amount.....	\$9,845,450	\$982,150
To Banks & Ins. Cos..	38	14
Amount.....	\$2,098,950	\$481,500
No. at 6%.....	172	26
Amount.....	\$4,262,500	\$256,850
No. at 5½%.....	72	8
Amount.....	\$2,804,100	\$117,075
No. at 5%.....	37	13
Amount.....	\$2,130,200	\$318,550
No. at 4½%.....	1	.....
Amount.....	11,000	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	24	11
Amount.....	\$637,650	\$235,675
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
Total No.....	1,393	374
Amount.....	\$54,438,746	\$5,670,348
To Banks & Ins. Cos..	184	74
Amount.....	\$13,583,400	\$2,273,750

### Mortgage Extensions.

	1920 Feb. 3 to Feb. 10	1919 Feb. 6 to 11
Total No.....	52	35
Amount.....	\$4,714,250	\$1,132,250
To Banks & Ins. Cos..	33	27
Amount.....	\$4,052,750	\$746,750
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
Total No.....	253	189
Amount.....	\$21,987,800	\$12,366,200
To Banks & Ins. Cos..	152	112
Amount.....	\$18,906,250	\$10,544,950

### Building Permits.

	1920 Feb. 4 to Feb. 11	1919 Feb. 7 to 13
New Buildings.....	11	5
Cost.....	\$4,916,500	\$90,200
Alterations.....	\$1,049,450	\$232,885
Jan. 1 to Feb. 10 Jan. 1 to Feb. 13		
New Buildings.....	60	21
Cost.....	\$19,880,500	\$2,813,250
Alterations.....	\$5,884,795	\$1,030,040

## BRONX.

### Conveyances.

	1920 Feb. 3 to Feb. 10	1919 Feb. 6 to 11
Total No.....	318	83
No. with consideration	15	9
Consideration.....	\$183,755	\$133,710
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
Total No.....	1,540	567
No. with consideration	258	62
Consideration.....	\$1,512,300	\$433,242

### Mortgages.

	1920 Feb. 3 to Feb. 10	1919 Feb. 6 to 11
Total No.....	240	39
Amount.....	\$1,611,395	\$248,964
To Bank & Ins. Cos..	4	7
Amount.....	\$114,000	\$83,300
No. at 6%.....	185	18
Amount.....	\$1,160,475	\$86,850
No. at 5½%.....	33	5
Amount.....	\$346,925	\$41,000
No. at 5%.....	8	6
Amount.....	\$49,155	\$66,625
No. at 4½%.....	1	.....
Amount.....	740	.....
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	13	10
Amount.....	\$54,100	\$54,489

### Jan. 1 to Feb. 10 Jan. 1 to Feb. 11

Total No.....	1,055	247
Amount.....	\$7,820,840	\$1,450,509
To Banks & Ins. Cos..	34	20
Amount.....	\$711,510	\$404,300

### Mortgage Extensions.

	1920 Feb. 3 to Feb. 10	1919 Feb. 6 to 11
Total No.....	27	14
Amount.....	\$496,500	\$284,650
To Banks & Ins. Cos..	8	10
Amount.....	\$272,500	\$259,000
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
Total No.....	98	70
Amount.....	\$1,808,867	\$1,791,050
To Banks & Ins. Cos..	31	28
Amount.....	\$949,000	\$1,160,500

### Building Permits.

	1920 Feb. 4 to Feb. 11	1919 Feb. 6 to 11
New Buildings.....	12	6
Cost.....	\$277,000	\$62,900
Alterations.....	\$18,050	\$28,750
Jan. 1 to Feb. 11 Jan. 1 to Feb. 11		
New Building.....	126	19
Cost.....	\$2,967,355	\$360,340
Alterations.....	\$111,880	\$55,650

## BROOKLYN.

### Conveyances.

	1920 Feb. 4 to Feb. 10	1919 Feb. 5 to 11
Total No.....	1,023	470
No. with consideration	46	33
Consideration.....	\$471,250	\$157,200
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
Total No.....	7,097	2,777
No. with consideration	309	150
Consideration.....	\$3,924,724	\$1,168,634

### Mortgages.

	1920 Feb. 4 to Feb. 10	1919 Feb. 5 to 11
Total No.....	822	263
Amount.....	\$4,659,170	\$967,693
To Banks & Ins. Cos..	83	22
Amount.....	\$690,300	\$123,250
No. at 6%.....	677	181
Amount.....	\$3,859,148	\$495,393
No. at 5½%.....	111	41
Amount.....	\$688,850	\$211,150
No. at 5%.....	13	21
Amount.....	\$61,875	\$150,450
Unusual rates.....	5	3
Amount.....	\$5,140	\$6,500
Interest not given.....	16	17
Amount.....	\$44,157	\$104,200
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
Total No.....	5,757	1,648
Amount.....	\$30,242,350	\$5,860,606
To Banks & Ins. Cos..	518	138
Amount.....	\$5,499,550	\$710,250

### Building Permits.

	1920 Feb. 4 to Feb. 10	1919 Feb. 6 to 11
New Buildings.....	90	129
Cost.....	\$983,800	\$678,250
Alterations.....	\$149,665	\$63,825
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
New Buildings.....	487	505
Cost.....	\$8,215,230	\$2,557,025
Alterations.....	\$1,614,315	\$513,615

## QUEENS.

### Building Permits.

	1920 Feb. 4 to Feb. 10	1919 Feb. 6 to 11
New Buildings.....	88	84
Cost.....	\$531,062	\$178,455
Alterations.....	\$263,010	\$9,774
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
New Buildings.....	538	217
Cost.....	\$3,633,156	\$697,325
Alterations.....	\$382,560	\$82,029

## RICHMOND.

### Building Permits.

	1920 Feb. 4 to Feb. 10	1919 Feb. 6 to 11
New Buildings.....	7	14
Cost.....	\$15,100	\$23,325
Alterations.....	\$1,460	\$3,015
Jan. 1 to Feb. 10 Jan. 1 to Feb. 11		
New Buildings.....	73	62
Cost.....	\$200,193	\$167,173
Alterations.....	\$10,420	\$14,281

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BROOKLYN, NEW YORK

# Building Progress Hampered by Serious Labor Problems

## Ironworkers Holding Out for Closed Shop and Bricklayers Continuing Their Strike Prevents Start of New Jobs

UNLESS the various factions that at present are at loggerheads the tremendous building program that at the commencement of 1920 appeared to predict an era of unusual prosperity for all affiliated with the industry in this section of the country, is likely to be materially curtailed if not altogether hampered. Today the labor situation, despite the untiring efforts of strong men and committees to create harmony between the employers and workmen, is looked upon as the prime deterrent to building progress. Inclement weather, shortage of materials and supplies and other factors are now not nearly so important as a speedy agreement between the various interests that are delaying work upon a large number of structural projects in the Metropolitan district.

The shortage of structural steel, combined with the refusal of the Iron League Erectors' Association to accept the closed shop agreement, entered into late in 1919 between the Building Trades Council and the Building Trades Employers' Association, has brought about a situation that is now preventing a number of jobs from proceeding according to pre-arranged schedules.

According to Walter Drew, council for the Iron League Erectors' Association and for the National Erectors' Association, which includes the leading steel fabricators of the country, contractors who attempt to erect steel work under the closed shop conditions face refusal of fabricating plants to sell them the necessary steel. Building contractors who seek to obtain estimates on fabricated material for new construction work have recently been told that none would be available for six months. If the contractors do as they have previously done and sublet steel erection work to mem-

bers of the Iron League Erectors' Association, they are faced with a recurrence of a series of strikes, with other trades going out in sympathy with the steel workers who are intent on establishing the closed shop. Five strikes of this character have been started against two members of the league.

Mr. Drew stated that at this time, when there is a known shortage of steel for all purposes, that the producers can shift steel from one use to another, and if the building industry is going to fight the open shop policy which has always been that of the steel manufacturers, they cannot expect the producers to exert as much effort as they otherwise would to keep up the supply. It would be natural to divert it to other channels. He further stated that there is no general agreement or boycott of the market and that his association was not the aggressor in this matter. The open shop policy is sound economically and it is the policy of the steel industry and it has been the established practice for many years.

As a part of the fight against the unions of New York, the Iron League Erectors' Association have recently established a rate of \$1.10 for each hour on all open shop jobs. This is 10 cents an hour higher than the union rate fixed by the recent agreement between the Building Trades Employers' Association and the Building Trades Council.

At the present writing there has been no change in the situation of the bricklayers' strike. Negotiations are still pending that will lead to a settlement of this difficulty, but the definite action cannot be taken until the workmen return to the jobs they abandoned just after the commencement of the new year.

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# BUILDING SECTION

## Work Started on \$1,000,000 Office and Showroom Building

Julius Tichman & Sons, Inc., Building in West 37th Street from Plans by Schwartz & Gross, Architects

**F**OUNDATION work is underway for a modern showroom and office building that will occupy 11½ to 19 West 37th street, just west of Fifth avenue. This structure will materially assist in reducing the shortage of showroom space that for many months has been so marked in this particular neighborhood. The operation is under the personal direction of Julius Tichman & Sons, Inc., 18 East 41st street, owners and builders, and is constructed from designs and plans by Schwartz & Gross, architects.

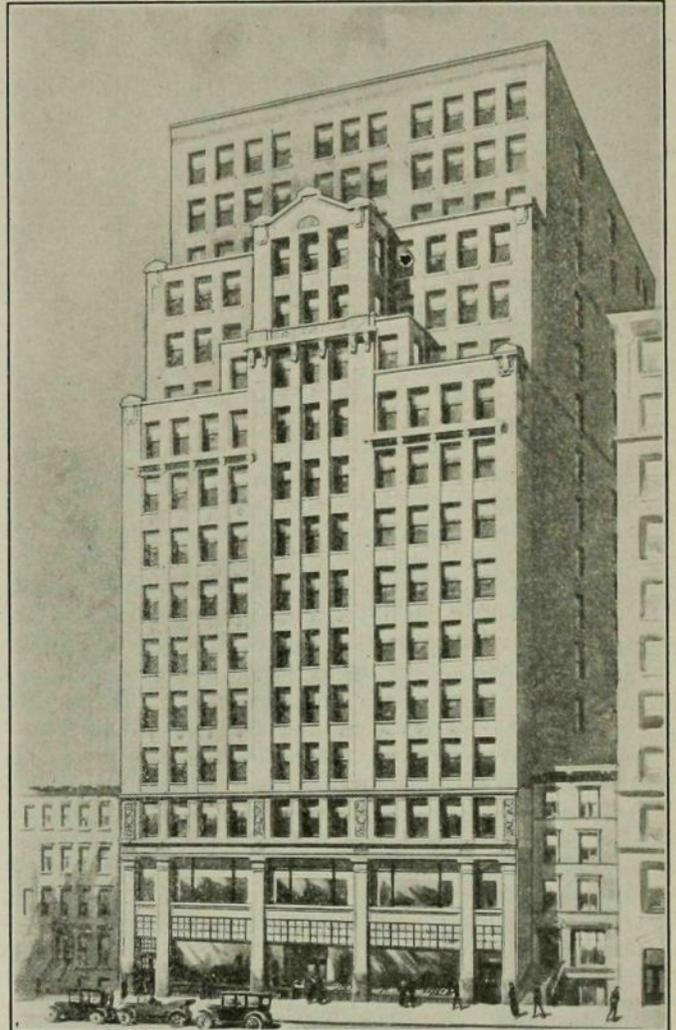
This building, which will cost approximately \$1,000,000 exclusive of the value of the property, will occupy a plot having a frontage of 93 feet in West 37th street and will have a depth of 98 feet, 9 inches. The plans call for a structure sixteen stories in height, with basement and sub-basement, with construction absolutely fireproof throughout. No woodwork of any description will be included in the completed structure.

The front wall of the building will run up straight to the height of the eleventh floor and the first setback of 9 feet will occur at this point. An additional setback of 8 feet will start at the level of the fourteenth story.

The facade will be constructed of light face brick, Indiana limestone and terra cotta, and one of the principal features of this facade will be the manner in which the center section of the front is carried up to the fourteenth story. This is strictly in accordance with the zoning regulations which permit the erection of dormers and full advantage of the law was taken in this respect.

The basement and ground floor will be built to the full depth of the lot. From this point a 10-foot yard will start and run to the sixth floor. This space will then continue to increase until the width reaches 29 feet 6 inches at the top. This planning will result in a loft 51 feet deep and 93 feet front, making the upper stories most desirable.

At the present time applications have been received for approximately 60 per cent. of the space, and it is the intention of the builders to reserve space for such tenants as will require one or more entire floors. It is anticipated that this operation will be fully completed and ready for occupancy by October 1, 1920.



NEW SHOWROOM AND OFFICE BUILDING IN 37TH ST.

### Building Managers Hold Monthly Dinner Meeting

**D**ISCUSSIONS of committee reports and round table talks on present day problems of building management were the chief features of the regular monthly dinner meeting of the Building Managers and Owners Association of New York held at the Advertising Club on Tuesday night.

Clarence T. Coley, vice-president of the Association, presided in place of Charles B. Best, who has been ill with influenza. Charles A. Flynn, chairman of the Coal Committee of the Association, declared that he had learned from conversations with leaders in the coal industry that operators and wholesalers were contemplating important changes in the sizes of coal. He declared that it was very possible that by April 1 there would only be available for use two sizes of domestic coal and not more than three sizes of steam coal.

Among the interesting letters to the president which were

read by Mr. Coley was a communication by Norman Denzer, who suggested that the Building Association enlarge its activities relative to considerations of problems of apartment house management, and a communication from O. A. Woodruff, who suggested the formation of an Eastern association.

The Association adopted unanimously a resolution extending its appreciation to William T. Ropes for his excellent work as a Committee of One in helping to adjust the recent serious labor difficulties which were threatening to tie up practically all of the large buildings in the city.

Joseph A. Cronin, manager of the Mills Estate, 15 Broad street, and Johnston DeForest, agent for the owners of the Johnston Building, 30 Broad street, were elected to active membership in the Association. Charles F. Hall, of the New York Edison Company, was substituted as an active member for Ralph Dudley, who recently left the services of that corporation.

# Court of Appeals Defines Law on Architects' Commissions

Recent Decision in Case of Stem vs. Wetmore, Involving Grand Central Terminal Improvements, Reflects Unanimous View of State's Highest Tribunal

**T**HE Court of Appeals, in an opinion written by Judge Hogan, has decided in favor of Allen H. Stem, individually and as surviving partner of the firm of Reed & Stem, in the action against Warren & Wetmore involving architect's fees in the Grand Central Terminal improvements.

In his opinion Judge Hogan refers to the fact that the firms of Reed & Stem and Warren & Wetmore made a contract with the New York Central Railroad to "join as associates for the purpose of completing plans and supervising the construction of said station and buildings in connection therewith."

Judge Hogan then states that the plaintiff individually and as surviving partner of the firm of Reed & Stem seeks in this action to recover from the firm of Warren & Wetmore the proportionate amount that would have been received by the firm of Reed & Stem if the original contract had been carried out, also to recover for commissions earned upon the construction of the Biltmore Hotel.

"Four questions have been certified to this court by the Appellate Division, namely:

"1. Was the agreement between the associated architects terminated by the death of Charles A. Reed?

"2. By reason thereof was the obligation of the joint adventurers to the railroad company cancelled?

"3. Are the firm of Warren & Wetmore to be held accountable to the plaintiff in this action for the profits made out of the prosecution of the joint enterprise, in so far as it related to unfinished work which had been assigned to them prior to the death of Charles A. Reed?

"4. Are the firm of Warren & Wetmore to be held accountable to the plaintiff in this action to the extent of three per cent or any other portion of the cost of the Biltmore.

"The first question certified involves the status of the joint adventurers and a determination of the legal relations existing between the parties upon the death of Mr. Reed.

"By reason of the death of Mr. Reed, the partnership or joint venture between the firms of Reed & Stem and Warren & Wetmore was dissolved. The assets of such partnership became immediately vested in the survivors for the purpose of adjustment of the partnership affairs. The most valuable asset of such partnership was the contract between it and the railroad company. By the terms of such contract and the agreement between the associated architects the intention of the parties is manifest that the contract was to be performed notwithstanding the death of Mr. Reed if such event should occur. Upon the death of Mr. Reed it was the duty of the survivors of the firms to take possession of the firm's assets, perform the contract, extinguish the firm's liabilities, and close its business for the interest of all parties concerned, and the representatives of Reed were entitled to share in the profits of all unfinished business though subsequently completed.

"The second question, in view of the conclusion we have reached upon the first question, must be answered in the negative. The general rule is that upon the death of one of several joint contractors before complete performance of the contract, the survivors are bound by the obligations of the contract and entitled to its benefits, and as heretofore indicated the contract and agreement contemplated that the survivor should carry out the same with the railroad.

"The conclusion reached in what has been said with reference to questions numbered one and two result in a determination that the firm of Warren & Wetmore are to be held accountable to the plaintiff in this action for the profits made out of the prosecution of the joint enterprise in so far as it related to unfinished work which had been assigned to them prior to the death of Charles A. Reed,

and thus the answer to question number three is in the affirmative.

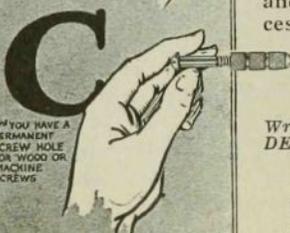
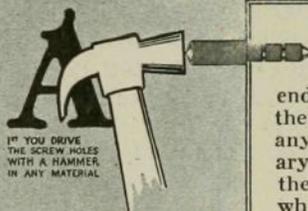
"The Appellate Division modified the fourth conclusion of law by holding there should be excluded from the accounting of all sums received by the defendants Warren & Wetmore in excess of three per cent of the cost of the completed building, the supervision of the construction thereof to be excluded from the scope of the accounting and treated as in the nature of new work not in behalf of the associated architects but for the account of the defendants.

"The effect of this latter modification was that whereas Warren & Wetmore were to receive five per cent upon the entire cost, two per cent was first to be deducted as properly belonging to the defendants and three per cent to be divided between the associated architects, so that Warren & Wetmore should receive three and one-half per cent and the plaintiffs one and one-half per cent, of the entire cost of the Hotel Biltmore.

"The judgment should be modified by excluding from the accounting all sums received by the defendants Warren & Wetmore for services in connection with Hotel Biltmore in excess of one per cent of the cost of the completed building, and as thus modified affirmed, without costs to either party."

In conclusion, Judge Hogan in his opinion decides question Number 1 in the affirmative, Number 2 in the negative, Number 3 in the affirmative and Number 4 in the affirmative. The decision of the Court of Appeals was unanimous.

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# Weather Conditions Have Not Retarded Building Plans

## Figures of F. W. Dodge Company Show Sustained Activity Among Architects and Engineers in New York City and Vicinity

**N**OTWITHSTANDING the fact that the extremely bad weather of the past few weeks has materially slowed down practically all large building operations in the local territory, there has been no perceptible decrease in the volume of new construction being planned by architects and engineers nor has there been the anticipated drop in the number of new projects placed under contract which was predicted a short time ago. According to the figures prepared by the F. W. Dodge Company showing the number of building and engineering projects being planned or contracted for in New York State and New Jersey, north of Trenton, the fifth week of 1920 makes a showing that is comparable in every way with the preceding week of the new year.

During the week of January 21 to February 6 inclusive reports gathered from every district in this territory show that a total of 427 new building and engineering operations were being planned by architects and engineers. This work will represent an outlay of approximately \$30,315,600. At the same time contracts were awarded for 185 new projects that will call for an expenditure of \$13,067,200. In the contemplated construction the list of projects is headed by the group including offices, lofts, stores and other commercial

jobs. There were 98 operations of this class announced during the week and they will require an expenditure of nearly \$10,000,000. The same class leads the list of work actually placed under contract during the week with 40 new projects, costing \$6,244,000.

Among the 427 jobs reported as being in the various preliminary stages were 98 business and commercial buildings, \$9,734,000; 10 educational buildings, \$2,585,000; 5 hospitals and institutions, \$90,000; 53 factory and industrial projects, \$2,618,500; 1 structure for the U. S. Army, \$20,000; 2 public buildings, \$16,000; 22 public works and public utilities, \$6,942,900; 7 religious and memorial buildings, \$514,000; 215 residential operations such as apartments, flats and tenements and one and two-family dwellings, \$6,750,000 and 14 social and recreational buildings, \$1,036,000.

The list of 185 projects for which contracts were awarded during the week of January 31 to February 6 inclusive comprised 40 business and commercial operations, \$6,244,000; 2 educational buildings, \$360,000; 27 factory and industrial projects, \$1,532,500; 13 public works and public improvements, \$2,847,000; 4 religious and memorial buildings, \$47,000; 98 residential operations of various types, \$2,025,700 and 1 recreational project, \$10,000.

### PERSONAL AND TRADE NOTES.

**Edward Corning Company**, builders, with offices in the Vanderbilt Concourse, 52 Vanderbilt avenue, announces that title has just been taken to a four-story private house at 145 East 45th street, which will be remodeled so that the structure may be used as offices for the company. At the new address additional space will be available for all departments of this business.

**Guilbert & Betelle**, architects, announce the removal of their offices on February 1 to new quarters in the Aldine Building, 546 Broad street, Newark, N. J. Entrance: 2 Lombardy street.

#### New Building for Stock Exchange.

Revised building plans of the New York Stock Exchange when completed will result in an enlargement of the present structure to include the block front on Wall street from Broad to New street. On December 1, 1918, the adjoining property on the corner of New and Wall streets, known as the Mortimer Building, was purchased. It was supposed at that time that this addition would afford ample space for the expanding business of the Exchange, but, according to an announcement this week, developments which have since taken place have made it necessary to provide greater space facilities.

On January 1 the property on the corner of Wall and Broad streets was acquired by lease for a period, including renewal privileges, of eighty years and four months. The present building has a wing jutting out from the main building to an entrance on Wall street. The new building plans indicate this this wing, together with a section of the old building, will be razed and an imposing twenty-story structure erected on the plot bounded by the present main building.

The pressure of new business is felt principally on the trading floor and the demand for new space had to be met by extending the board room on its present level. The architects have therefore used every available square inch of the additional area for enlarging the board room, reserving on that level only that space required for lobbies and elevators to serve the upper floors.

Architecturally the aim has been to de-

sign a building which will produce additional revenue to the Exchange in view of the value of the plot involved and at the same time preserve the individuality of the majestic design of the Stock Exchange. This has been accomplished by so arranging the horizontal lines as to disguise and bring together the different levels of the Broad and New street fronts of the old building, while the superstructure is erected as a tower, which, together with the simplicity of the Broad street front, enhances and emphasizes the great beauty of the colonnade and the pediment of the main structure.

The first eight stories will be devoted to the purpose of the exchange and are designed accordingly. From the eighth to the twentieth floor offices will be leased for commercial purposes.

A unique feature of the actual construction is the scheme to erect the buildings in halves—partly dictated by necessity and partly by convenience. Inasmuch as it would be impossible to carry on the work of the Exchange in less space than its present quarters afford it is impossible to tear down part of the present building and proceed with the entire structure. Half of the building will therefore be erected on the Mortimer site, while office accommodations are found in the Wilkes Building. On the completion of the first half the departments of the Exchange will be transferred to the new building and the second half erected on the site of the Wilkes Building.

#### Old Borough Hall for Factory.

As a result of the sale of the building at the corner of Jackson avenue and 2d street, Long Island City is to be the home of one of the largest manufacturers of X-ray apparatus in the United States.

The property acquired for this purpose was at one time known as the Hackett Building, and for twelve years the Borough Hall of Queens. It was sold by Louis Gold, who recently bought it from the Hackett estate, to the Waite & Bassett Manufacturing Co., of Manhattan and Newark, N. J. According to report, the new owners plan to remodel the structure for the occupancy of their offices and manufacturing force, now located in Manhattan and Newark.

#### Chemists Build in Front Street.

Norman S. Riesenfeld resold to Lamman & Kemp, chemists, the three-story business building, 45x80, at 284 and 286 Front street, through Geo. R. Read & Co. Mr. Riesenfeld recently filed plans to increase the height of the building to seven stories, at an estimated cost of \$55,000, and the new owners intend to carry out this idea, beginning the work about April 1.

### TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

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

**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.

**American Institute of Architects** will hold its quarterly meeting at the Robert Treat Hotel, Newark, N. J., March 5-6. Three business sessions will be held the first day, and the regular dinner the second day. The representatives of the National organization will be entertained by the local chapter. Secretary Hugh Roberts is now arranging the program. The housing crisis will be one of the subjects discussed.

**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.

**Building Officials' Conference** will hold its sixth annual meeting in Chicago, Ill., February 16 to 18, inclusive. Arrangements are being perfected for holding a joint session with the National Conference on Concrete House Construction. Rudolph P. Miller, Superintendent of Buildings, New York City, chairman of the Building Officials' Conference, has perfected the final details of the meeting and its success is assured.

# CURRENT BUILDING OPERATIONS

ORDERS from the city authorities preventing the trucking of any commodities other than foodstuffs, mails, newspapers and other essentials to the life and health of the community while the streets remain so clogged with snow and ice was the climax that effectually stopped all building construction this week. While the weather conditions made it impossible for any outside work to be accomplished on buildings, the ruling affecting the delivery of materials tied up all alteration work and activity on new jobs that are already enclosed and at the present writing it appears as though the conditions would not be changed until the latter part of next week.

Other factors responsible for the shutdown of building operations are the strikes and labor disputes that have been under way for some weeks past and which at the present writing seem as far from settlement as they were when they started.

There is no decrease in the volume of new building and engineering construction being planned for the Metropolitan district, however, and if the retardant factors now affecting progress could be removed this city would witness the biggest building boom in its history. Plans are now completed for hundreds of building projects, comprising structures of practically every type and description that are urgently needed to supply the demand for living, commercial and manufacturing space and the major portion of this work will be started just as soon as some assurance can be had that materials and labor to complete the work are available.

Although the past year has been an active period for the construction of living quarters the supply is far from caught up with the demand and it will require a tremendous volume of construction of this nature during the coming year to reduce this demand to any extent. According to the present indications builders of apartments and dwellings are preparing to go ahead with this type of operation upon a larger scale than ever before and unless the labor and material situation prevent this program it is anticipated that by next autumn the housing shortage, at least in this part of the country, will be practically a thing of the past.

**Common Brick.**—The wholesale market for Hudson River common brick has been absolutely without feature during the past week, as the heavy storms of the last ten days have effectually tied up all

outside construction work in the Metropolitan district. The condition of the streets in New York would prevent the delivery of brick had there been any buying activity in the market. From all accounts the existing traffic conditions will hamper delivery of brick and other materials for some time to come and, as a consequence, the local market is likely to be dull for some weeks to come. There is some inquiry current, but it generally concerns spring deliveries and prices. At the present time common brick is being quoted at \$25 a thousand, the figure that

has now prevailed for a month or more. It is anticipated, however, that as soon as the river is again opened to navigation and brick can be brought down from the plants that the price might ease off to some extent, but it is predicted that the price for this commodity will not drop below \$20 a thousand wholesale, alongside, during the remainder of this year. There are a number of brick barges already loaded alongside the docks of Hudson River plants that will be consigned to this city just as soon as the ice breaks and this will partially relieve the

## 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 3,000 delivered.....\$45.00 to ———

**Face Brick**—Delivered on job in New York:

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

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

**Gravel**—Delivered at job site in Manhattan and Bronx:

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

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

**Grit**—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....\$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..\$103.20 per 1,000 sq. ft.  
3x12x12.....\$165.10 per 1,000 sq. ft.  
4x12x12.....\$185.70 per 1,000 sq. ft.  
6x12x12.....\$247.60 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.....\$23.50 per ton  
Lath Mortar, in cloth bags..16.50 per ton  
Brown Mortar, in cloth bags..16.50 per ton  
Finishing Plaster, in cloth bags.....25.00 per ton  
Rebate for returned bags, 15c. per bag.  
Finishing Plaster (250-lb. barrel).....\$4.10 per bbl.  
Finishing Plaster (320-lb. barrel).....5.20 per bbl.

**Plaster Blocks**—  
2-in. (solid) per sq. ft.....\$0.13  
3-in. (hollow), per sq. ft.....0.14



# CITY HALL

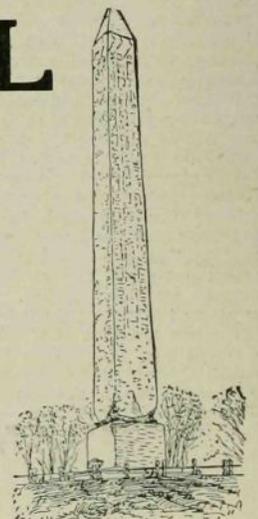
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# MATERIALS AND SUPPLIES

shortage that now exists in common brick.

**Summary.**—Transactions in the North River common brick market for the week ending Friday, February 13, 1920. Condition of market: Demand negligible; prices unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, none.

**Lumber.**—The local lumber market situation is rather chaotic in both wholesale and retail branches of the business. The demand is remarkably firm in some

lines and in others it has dropped off materially. Manufacturing consumers are the most important factors at this time, as the building industry is practically dead owing to the intolerable weather conditions of the past few weeks and the almost impassable streets which have retarded deliveries. There is no apparent change in the price situation and the market is fluctuating, according to the ability of the dealers to supply the demand. Those having stocks that are in popular demand are in a position to obtain practically any price they are will-

ing to ask, as there is a decided scarcity in almost every kind and grade of lumber at present and dealers are at a loss to know just when they will be able to obtain new supplies. The car shortage is given as one of the most potent reasons for the low stocks on hand in both wholesale and retail yards and at this writing there is little prospect of relief.

**Hollow Tile.**—The demand for this material is considerably in excess of the supply and dealers are being forced to turn away business because of their inability to obtain stocks from the manufacturers. The rapid increase in the amount of construction actually started during the past few months has consumed practically all of the hollow tile on the market and according to the current rate of inquiry it will be many months before manufacturers get caught up with the demand. Prices were advanced again during the past week and there is no promise that the new level will hold for more than a comparatively short period.

**Structural Steel.**—Conditions in this market are unchanged from those that maintained a week ago. The shortage of steel is acute and producers are heavily booked with orders for months ahead. There is a fair volume of tonnage business in sight for building operations, but it is doubtful if the fabricating mills will be in a position to turn out more than a relatively small percentage of the demand for structural steel for immediate or even prompt deliveries and it is now feared that a number of important building operations in the Metropolitan district may be forced to remain in abeyance waiting for this most essential commodity. The unsettled situation caused by the stand of the unions in reference to the open shop has complicated matters to some extent and according to the present outlook this is not likely to be cleared up for a while. Meanwhile orders for fabricated steel are piling up on the books of the fabricators and this will further hamper delivery when other adverse conditions are removed.

**Cast Iron Pipe.**—Announcement has been received of another increase in the price of this commodity, effective February 1, and amounting to \$3 per ton. This makes the third advance since December and making a total increase of \$12 a ton. Business is comparatively light, but prospects are considered good. The present is altogether too early to judge the volume of municipal business that will be released next spring.

## 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 Wakem'n, per cu. ft.	1.50
Buff Mountain, per cu. ft.	1.50
North River bluestone, per cu. ft.	1.05
Seam-face granite, per sq. ft.	1.00
South Dover marble (promiscuous mill block), per cu. ft.	2.25
White Vermont marble (sawed), New York, per cu. ft.	3.00

### Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	2.72 to 2.82
Beams and channels over 14-in.	2.72 to 2.82
Angles, 3x2 up to 6x8.	2.72 to 2.82
Zeas and tees.	2.72 to 2.82
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....\$62.00 to \$80.00  
Hemlock, Pa., f. o. b., N. Y., base price, per M..... 57.00 to —

Hemlock, W. Va., base price, per M..... 57.00 to —  
(To mixed cargo price add freight, \$1.50.)  
Spruce, Eastern, random cargoes, narrow (delivered). — to —

Wide cargoes ..... — 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 ..... — to —  
Cypress shingles, 6x18, No. 1 Prime ..... — to —  
Quartered oak .....210.00 to —  
Plain oak ..... 95.00 to 100.00

### Flooring:

White oak, quart'd, select.190.00 to 220.00  
Red oak, quart'd, select....150.00 to 210.00  
Maple No. 1.....135.00 to —  
Yellow pine, No. 1, common flat .....100.00 to —  
N. C. pine, flooring, Norfolk ..... 80.00 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%

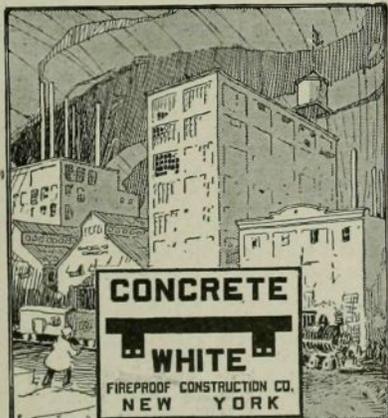
### Linseed Oil—

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...\$1.95 to \$1.99

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### PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

#### STORES, OFFICES AND LOFTS.

BRONX.—Niewenhaus Bros., Inc., 163d st and Park av, are figuring the general contract for a brick and stone loft building to be erected at 3674 3d av for John Heintz and Jacob Siegel, owners, from plans by Adolph G. Koenig, 405 Lexington av, architect. Sub bids are desired by February 15.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

##### HALLS AND CLUBS.

LEXINGTON AV.—William H. Gompert, 171 Madison av, has completed plans for a 5-sty brick, limestone and terra cotta clubhouse, 160x160x144x140 ft, on the east side of Lexington av, between 48th and 49th sts, for the International Sporting Club, 34 Madison av, owner. Architect will soon call for estimates on general contract.

##### STABLES AND GARAGES.

MANHATTAN ST.—Louis A. Sheinart, 194 Bowery, has completed plans for a 2-sty brick and concrete garage, 66x100 ft, at 119 Manhattan st and 1-9 Old Broadway, for Abraham Klinghoffer, 259 West 30th st, owner. Cost, \$70,000. Architect will take estimates on general contract about March 15.

MADISON AV.—Plans have been prepared privately for a 1-sty brick garage, 100x99 ft, at the southwest corner of Madison av and 136th st, for the Klein Construction Co., 603 West 131st st, owner and builder. Cost, about \$150,000.

#### STORES, OFFICES AND LOFTS

MANHATTAN.—W. B. Wills, 1181 Myrtle av, Brooklyn, has preliminary plans in progress for a 12-sty brick and reinforced concrete office building, 100x110 ft, to cost approximately \$1,200,000. Exact location and name of owner will be available later. Plans will not be ready for bids before May 1.

5TH AV.—Sommerfeld & Steckler, 31 Union sq, have completed plans for a 16-sty brick, limestone and terra cotta showroom and office building, 197x200 ft, at 285-293 5th av, from 30th to 31st st, for the Textile Building, Inc., George Backer president, 15 West 55th st, owner and builder. Cost, \$3,000,000.

7TH AV.—Edward Neearsulmer, 507 5th av, has plans under way for a 16-sty brick and stone store and office building, 100x104 ft, at the northeast corner of 7th av and 57th st, for the Kelly-Springfield Tire Co., 209 West 57th st, owner. Details will be announced later.

MAIDEN LANE.—Clinton & Russell, 32 Nassau st, have plans nearly finished for a 7-sty brick and stone office building, 62x117x73 ft, at 93-97 Maiden la and 4-6 Gold st, for Richmond Levering & Co., 120 Broadway, owner. Cost, \$800,000. Estimates will soon be called for.

#### Bronx.

##### APARTMENTS, FLATS AND TENEMENTS.

170TH ST.—Moore & Landsiedel, 148th st and Third av, have completed plans for a 6-sty brick and terra cotta tenement, 97x90 ft, at the southeast corner of 170th st and Haven av, for the Sterling Building & Operating Co., 156 Broadway, owner and builder. Cost, \$200,000.

TELLER AV.—Erb & Henkel, 369 East 163d st, have completed plans for a 5-sty brick, limestone and terra cotta apartment, 158x83 ft, at the northeast corner of Teller av and 163d st, for Niewenhaus Bros., Inc, 369 East 163d st, owners and builders. Cost, \$200,000.

##### FACTORIES AND WAREHOUSES

WEBSTER AV.—Frank J. Schefcik, 4168 Park av, is preparing plans for a 1-sty bk factory building, 100x218 ft, on the west side of Webster av, 150 ft north of 166th st, for the Tremont Webster Building Co., August Schwarzler, president, 1662 Boston rd, owner and builder. Cost, \$50,000.

##### STORES, OFFICES AND LOFTS.

FORDHAM RD.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a group of 1-sty brick stores, 400x50 ft, to occupy the block front from the northwest corner of Fordham rd and Jerome av to Davidson av, for the Realty Managers, Inc., 200 Broadway, owners and builders. Cost, \$200,000.

FORDHAM RD.—Moore & Landsiedel, 148th st and 3d av, have completed plans for 1-sty brick stores, 111x84 ft, at the southwest corner of Fordham rd and Elm pl, for Lawrence Davies, owner and builder, care of architects. Cost, \$65,000.

3D AV.—Adolph G. Koenig, 405 Lexington av, has prepared plans for a 3-sty brick and stone loft building, 88x90 ft, on the east side of 3d av, 92 ft south of 175th st, for Heintz & Seigel, 3882 3d av, owners. Cost, \$65,000.

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#### THEATRES.

TREMONT AV.—Carlson & Wiseman, 226 Henry st, Brooklyn, have prepared plans for a 2-sty brick, limestone and terra cotta theatre, 117x229 feet, on the south side of Tremont av, 117 ft west of Washington av, for the Trepark Realty Co., Carl J. Andstrain, president, 45 Cedar st, owner. Cost, \$300,000.

#### Brooklyn.

##### DWELLINGS.

CHICHESTER AV.—Louis Berger & Co. have plans in progress for nine 2-sty frame dwellings and garages, 16x36 ft, on the south side of Chichester av, Hudson to Halifax st, for Herman Shraeder, 791 Carroll st, owner, who is ready for bids on separate contracts. Cost, \$36,000.

AVENUE J.—W. W. Pierce, 26 Court st, has completed plans for a 2-sty frame dwelling, 26x48 ft, at the southwest corner of Av J and East 28th st, for H. Barten, 305 Bergen st, owner and builder. Cost, \$10,000.

FANCHON PL.—Chas. Infanger & Son, 2634 Atlantic av, have completed plans for a 2-sty frame dwelling, 15x43 ft, at the southeast corner of Fanchon pl and High Boulevard, for Ed Weigand, 9 Fanchon pl, owner, who will take bids on general contract. Cost, \$6,000.

EAST 25TH ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame dwelling, 20x40 ft, on the west side of East 25th st, 100 ft south of Av O, for J. J. & L. E. Forcier, 34 East 17th st, Brooklyn, owners and builders. Cost, \$9,500.

STILLWELL AV.—J. J. Galizia, 2930 West 19th st, Brooklyn, has plans in progress for a 2-sty and basement brick dwelling, 20x48 ft, on the west side of Stillwell av, 140 ft north of Av C, for Dominick DeFabis, 158 Mott st, New York City, owner, who will take bids on general contract. Cost, \$10,000.

54TH ST.—S. L. Malkind, 1270 54th st, Brooklyn, has completed plans for two 2-sty frame dwellings, 23x56 ft, in the north side of 54th st, 60 ft east of 16th av, for H. Wilner, 5214 15th av, owner and builder. Cost, \$24,000.

EXETER ST.—Slee & Bryson, 154 Montague st, Brooklyn, have completed plans for a 2-sty frame dwelling, 23x31 ft, in the east side of Exeter st, 380 ft south of Oriental Boulevard, for A. M. Graham, 21 Argyle rd, Brooklyn, owner and builder. Cost, \$7,000.

EAST 19TH ST.—R. T. Schaefer, 1526 Flatbush av, has plans in progress for a 2½-sty frame and brick dwelling, 28x45 ft, in the west side of East 19th st, 140 ft north of Av K, for Miller Bergs Co., 735 Coney Island av, owner and builder. Cost, \$28,000.

EAST 19TH ST.—R. T. Schaefer, 1526 Flatbush av, Brooklyn, has plans in progress for a 2½-sty frame and brick dwelling, 24x45 ft, in the west side of East 19th st, 100 ft north of Av K, for Miller Bergs Co., 735 Coney Island av, owner and builder. Cost, \$17,000.

CROWN ST.—E. M. Adelsohn, 1778 Pitkin av, has finished plans for two 2-sty brick dwellings, 20x40 ft, in the south side of Crown st, 380 ft east of Brooklyn av, for J. F. Rowe, 728 Eastern Parkway, owner and builder. Total cost, \$24,000.

**ST. JOHNS PL.**—Levy & Berger, 395 South 2d st, have completed plans for alterations to the 4-sty brick and stone store and dwelling in the north side of St. Johns pl, 105 ft east of Saratoga av, for H. D. Goldberg, 1593 Pitkin av, owner and builder. Cost, \$15,000.

**SARATOGA AV.**—Cohn Brothers, 361 Stone av, have plans in progress for 15 2-sty brick and stone dwellings, 20x57, on the east side of Saratoga av, 100 ft south of Blake av, for L. Halperin, 1408 Linwood av, owner and builder. Cost, \$15,000 each.

#### FACTORIES AND WAREHOUSES.

**EAST 46TH ST.**—Walter B. Wills, 1181 Myrtle av, is preparing sketches for a 3-sty brick and reinforced concrete factory building, 60x200 ft, in the north side of East 46th st, 80 ft east of 1st av, for the Coko-Cola Bottling Co., 70 Albany av, owner. Cost, \$150,000. Architects will take estimates on general contract.

**PARK AV.**—Walter B. Wills, 1181 Myrtle av, is preparing preliminary plans for a 2½-sty brick storage building, 100x100 ft, in the rear of 314 Park av, for F. Huber, 314 Park av, owner. Cost, \$75,000. Architect will take estimates on general contract when working plans are completed.

#### STABLES AND GARAGES.

**LEXINGTON AV.**—Cohn Bros., 361 Stone av, have finished plans for a 1-sty brick garage, 80x100 ft, on the north side of Lexington av, 104 ft west of Franklin av, for the Lind-Leff Realty Corp., 1592 Eastern Parkway, owner and builder. Cost, \$25,000.

**38TH ST.**—E. M. Adelson, 1778 Pitkin av, has completed plans for a 1-sty brick stable, 25x25 ft, in the north side of 38th st, 260 ft west of 13th av, for S. Klein, 78 Tunis st, owner and builder. Cost, \$5,000.

**PACIFIC ST.**—William J. Cherry, Grand Central Terminal Building, Manhattan, has prepared plans for extensive interior and exterior alterations to the 4-sty brick and stone garage in the south side of Pacific st, 250 ft east of Smith st, for Fred Figge, Atlantic av, Brooklyn, owner and builder. Cost, \$60,000.

**ROCKAWAY AV.**—E. M. Adelson, 1778 Pitkin av, has completed plans for a 1-sty frame stable, 32x28 ft, on the east side of Rockaway av, 200 ft south of Deehan av, for Rubel Brothers, Glenmore av, owners and builders. Cost, \$5,000.

#### STORES, OFFICES AND LOFTS.

**MONTAGUE ST.**—Helmle & Corbett, 119 Montague st, have prepared plans for extensive interior alterations to the 3-sty brick office building in the south side of Montague st, 53 ft east of Clinton av, for the Home Insurance Co., owner, on premises. Cost, \$25,000. Architects will take bids on general contract.

#### Queens.

##### DWELLINGS.

**ST. ALBANS, L. I.**—Wm. E. Moran, 15 West 38th st, Manhattan, has plans on file for three 2½-sty frame dwellings, 30x22 ft, in Glenham st, 80 ft north of Tremont st, for Dellano-Smith Co., 437 5th av, Manhattan, owners. Cost, \$19,500.

**KEW GARDENS, L. I.**—Wm. E. Haugaard, 185 Madison av, Manhattan, has plans on file for a 2½-sty brick dwelling, 37x32 ft, in the south side of Audley st, 65 ft east of Abingdon rd, for Albert Williams, owner, care of architect. Cost, \$14,000.

**KEW GARDENS, L. I.**—Wm. E. Haugaard, 185 Madison av, Manhattan, has plans on file for a 2½-sty brick dwelling, 37x42 ft, on the south side of Beverly rd, 90 ft east of Richmond Hill av, for Mrs Ella Marcus, owner, care of architect. Cost, \$18,000.

**WOODMERE, L. I.**—H. T. Jeffrey, Jr. Butler Bldg, Jamaica, has completed plans for 15 2-sty brick, frame and stucco dwellings, 35x40 ft, in Woodmere, L. I., for Country Home Construction Co., H. A. Hyman, Woodmere, owner and builder. Cost, \$25,000.

**FLUSHING, L. I.**—F. Johnson, 46 Prospect av, Flushing, has plans on file for a 2-sty frame dwelling, 35x30 ft, at the northeast corner of Flushing pl and Jackson av, for McCreery Estates Co., 440 Broadway, Flushing, owner. Cost, \$8,000.

**FLUSHING, L. I.**—H. T. Jeffrey, Butler Bldg., Jamaica, has plans on file for two 2-sty frame dwellings, 22x34 ft, on the east side of Central av, 40 ft south of Hawthorne st, for Al F. Keely, 12 Elm st, Flushing, owner. Cost, \$10,000.

**FLUSHING, L. I.**—F. Johnson, 46 Prospect av, has completed plans for a 2½-sty frame dwelling, 40x26 ft, on the north side of Jackson av, 155 ft west of Boerum av, for McCreery Estates Co., 440 Broadway, Flushing, owner. Cost, \$9,500.

**ROCKAWAY PARK, L. I.**—J. B. Smith, Rockaway Beach, has completed plans for eight 2-sty frame dwellings, 20x22 ft, on the east side of Beach 117th st, 110 ft north of Washington av, for Brunner & Strauss, Beach 116th st, Rockaway Park, owners. Cost, \$8,000.

**KEW GARDENS, L. I.**—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have completed plans for a 2½-sty frame residence, 21x41 ft, on the west side of Beverly rd, 122 ft

south of Park la, for Kew Gardens Construction Co., 56 Wall st, Manhattan, owner and builder. Cost, \$8,000.

**WOODHAVEN, L. I.**—Lewis Berger, 1696 Myrtle av, Ridgewood, has plans on file for five 2-sty frame dwellings, 16x36 ft, on Chichester av, at the southwest corner of Halifax st, for Herman Schroeder, 791 Carroll st, Brooklyn, owner. Cost, \$20,000.

**WOODHAVEN, L. I.**—Louis Berger, 1696 Myrtle av, Ridgewood, has completed plans for four 2-sty frame dwellings, 16x36 ft, at the southeast corner of Hudson st and Chichester av, for Herman Schroeder, 791 Carroll st, Brooklyn, owner. Cost, \$16,000.

**ROCKAWA YBEACH, L. I.**—Plans have been prepared privately for two 1-sty frame dwellings, 20x45 ft, on the north side of Sea Girt av, 40 ft east of Beach 3d st, for A. W. Nisson, 1224 Herkimer st, owner. Cost, \$5,000.

**JAMAICA, L. I.**—Louis Berger & Co., 1652 Myrtle av, Brooklyn, have plans in progress for a 1½-sty brick bungalow, 22x38 ft, on the west side of Howard av, 225 ft south of Hillside av, for E. Popp, 26 Olmstead pl, Glendale, L. I., owner, who will take bids on sub-contracts.

**ST. ALBANS, L. I.**—F. J. Kirchoff, 1275 Putnam av, Brooklyn, has completed plans for a 2½-sty frame dwelling, 28x30 ft, on the north side of Granville av, 320 ft west of York pl, for Fred C. Tatje, St. Marks av, St. Albans, owner and builder. Cost, \$5,500.

**ELMHURST, L. I.**—C. J. Stidolph, 15 Ivy st, Elmhurst, has completed plans for a 2½-sty frame dwelling, 19x44 ft, in the west side of

19th st, 300 ft south of Albemarle terrace, for Charles W. Bye, Woodside av, Elmhurst, owner and builder. Cost, \$7,000.

**FAR ROCKAWAY, L. I.**—F. D. Livermore, Far Rockaway, has prepared plans for two 2-sty frame dwellings, 25x28 ft, at the southwest corner of Beach 2d st and Sea Gate av, for Wm. R. MacLean, Beach 2d st, owner and builder. Total cost, \$12,000.

**ELMHURST, L. I.**—A. DiBlasi, 84 Jackson av, Corona, has completed plans for 2 2-sty frame and stucco dwellings at the southwest corner of Filmore and Grant avs, for Paul Roth, Burton and Judge sts, Elmhurst, owner and builder. Total cost, \$11,000.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY.**—Plans have been prepared privately for a 1-sty brick and steel shed, 60x84 ft, on the south side of Review av, 265 ft east of Greenpoint av, for the Truscon Steel Co., 110 West 40th st, Manhattan, owner and builder. Cost, \$8,000.

**LONG ISLAND CITY.**—Plans have been prepared privately for a 5-sty reinforced concrete factory, 75x135 ft, on Newtown Creek, 1,500 ft north of Greenpoint av, for the Van Iderstein Co., A. N. Hayes in charge, Greenpoint and Railroad avs, Long Island City, owner. Cost, \$150,000. Owner will be ready for estimates on general contract about February 25.

**LONG ISLAND CITY.**—Richard von Lehn Sons, 2701 Glenwood rd, Brooklyn, have finished plans for a 2-sty brick factory, 98x123 ft, at the northeast corner of Webster av and Hancock st, for Frederick Schreiber, 1478 Maurs av, Richmond Hill, L. I., owner. Cost, \$30,000.

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#### STABLES.

**CORONA.**—Gustav Erda, 826 Manhattan av, Brooklyn, has finished plans for a 1-sty brick garage, 44x95 ft, on the south side of Ditmars av, corner of 55th st, for C. Sinenelli, 28 Conseye av, Brooklyn, owner. Cost, \$10,000.

#### Nassau.

##### DWELLINGS.

**GREAT NECK, L. I.**—George Barnes, Grace st, Great Neck, has completed plans for a 2½-sty frame residence, 26x53 ft, with garage, at Great Neck, L. I., for Frederick T. Simons, Hillpark av, Great Neck, owner. Cost, \$15,000.

**GARDEN CITY, L. I.**—Walter B. Wills, 1181 Myrtle av, Brooklyn, is preparing plans for a 2½-sty frame residence, 47x64 ft, with garage, at the corner of 3d st and Cathedral av, for Charles Griffen, 322 Norman av, Brooklyn, owner. Cost, \$30,000.

**GARDEN CITY, L. I.**—Josephine W. Chapman, 46 Washington sq, Manhattan, has prepared plans for a 2-sty frame and stucco residence, 40x30 ft, at Garden City, L. I., for Mrs. W. McCune, Garden City, L. I., owner. Cost, \$12,000.

#### Westchester.

##### DWELLINGS.

**PELHAM MANOR, N. Y.**—Walter Haeffel, 229 West 42d st, Manhattan, has preliminary plans under way for a 2½-sty brick residence, 30x50 ft, with two wings and a 1-sty brick garage, at Pelham Manor, N. Y., for Richard D. Kehoe, care of the Hercules Engineering Corp., 501 5th av, Manhattan, owner. Cost, \$45,000. General contract will probably be awarded without competition.

**MT. VERNON, N. Y.**—Charles Goodman, 1399 St. Johns pl, Brooklyn, is preparing plans for a 2-sty brick residence, 30x50 ft, with garage, at the corner of Chester and Fletcher avs, for Louis Shapiro, 718 Broadway, Manhattan, owner. Cost, \$25,000.

#### New Jersey.

##### DWELLINGS.

**JERSEY CITY.**—Carl I. Goldberg, 437 Broadway, Bayonne, has completed plans for fourteen 1½-sty frame dwellings, 20x30 ft, at 9 to 39 and 10 to 16 Neptune av, Jersey City, for Philip Bergnoff, 958 Broadway, Bayonne, owner and builder. Cost, \$4,000.

**GARFIELD, N. J.**—Frank Pironne, 104 Midland av, Garfield, has completed plans for a 2-sty brick dwelling, 22x38 ft, on Gaston av, for Diaggio Arrego, 245 Gaston av, Garfield, owner, who will take bids on general contract at once. Cost, \$5,000.

**PASSAIC, N. J.**—A. Preiskel, 684 Main av, Passaic, has plans in progress for a 2-sty frame dwelling, 56x24 ft, in Prospect st, Passaic, for Nathan Kuller, 301 Lexington av, Passaic, owner, who will take bids on separate contracts. Cost, \$15,000.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS AND TENEMENTS.

**MANHATTAN.**—Michael Preori, 381 South Broadway, Yonkers, N. Y., has the general contract for a 5-sty brick and limestone apartment, 40x100 ft, at 65-67 West 52d st, for owner to be announced later. Cost, \$50,000. Scott & Prescott, 34 East 23d st, architects.

#### BANKS.

**JERSEY CITY, N. J.**—John Lowry, Jr., 8 West 40th st, Manhattan, has the general contract for a 10-sty brick and granite bank and office building, 80x162 ft, at the corner of Exchange pl and Hudson sts, for the First National Bank of Jersey City, owner, from plans by Alfred C. Bossom, 680 Fifth av, Manhattan, architect.

#### DWELLINGS.

**SOUTH ORANGE, N. J.**—Harvey Robertson, 230 Highland av, Newark, has the general contract for a 2½-sty frame residence and garage at 385 Grove road for, Maurice Hagerstrom, 250 Turrell av, South Orange, owner, from privately prepared plans. Cost about, \$26,000.

**SOUTH ORANGE, N. J.**—J. H. L'Hommedieu Sons, 132 Madison av, Manhattan, have the general contract for a 2½-sty brick residence, 47x61 ft, at the corner of Montrose and Berkeley avs, for G. E. Gregory, owner, care of Hollingsworth & Bragdon, 17 West 45th st, Manhattan, architects. Cost, \$50,000.

**BELLAIRE PARK, L. I.**—James F. Meehan Co., 32 Cooper sq, Manhattan, has the general contract for 10 2½-sty frame dwellings, 27x30 ft, at Bellaire Park, L. I., for owner to be announced later. Private plans.

**PELHAM MANOR, N. Y.**—Gramatan Homes Co., 154 South 1st st, Mt. Vernon, has the general contract for a 2½-sty frame and stucco residence, 52x37 ft, on Corona av, for H. S. Haupt, owner, care of general contractor, from privately prepared plans. Cost, \$22,500.

**MT. VERNON, N. Y.**—Gramatan Homes Co., 154 South 1st st, Mt. Vernon, has the general contract for 4 2-sty frame and stucco dwellings,

35x35 ft, each with attached garage, on Columbus av and Frederick pl, for J. J. Goldman, Grand st, Mt. Vernon, owner, from privately prepared plans. Cost, \$25,000 each.

#### FACTORIES AND WAREHOUSES.

**LONG ISLAND CITY, L. I.**—George A. Fuller Co., 175 Fifth av, has the general contract for a 2-sty brick gas generator shop, 60x362 ft, at the corner of Van Alst av and Winthrop av, for the Astoria Light, Heat & Power Co., owner, from privately prepared plans. Cost, \$150,000.

**NEWARK, N. J.**—E. M. Waldron, Inc., 665 Broad st, Newark, has the general contract for a 1 and 2-sty brick factory building, 100x200 ft, at Gouverneur and Mt. Pleasant avs, for the Universal Tobacco Co., 104 Murray st, Newark, owner, from plans by Backoff, Jones and Cook, Union Building, Newark, architects.

**BROOKLYN, N. Y.**—J. P. Doenecke & Son, 371 Fulton st, have the general contract for a 2-sty brick factory, 50x100 ft, in 65th st, between Sixth and Seventh avs, for George Kelsey, owner, care of general contractor, from privately prepared plans. Cost, about \$20,000.

**BROOKLYN, N. Y.**—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 6-sty brick and reinforced concrete factory building, 75x100 ft, in the west side of Emerson pl, 90 ft south of Park av, for Rigney & Co., 348 Park av, owners, from plans by Helme & Corbett, 190 Montague st, architects. Cost, \$150,000.

**PASSAIC, N. J.**—Fred T. Ley Co., 19 West 44th st, Manhattan, has the general contract for a 4-sty reinforced concrete warehouse, 62x106 ft, at Passaic, N. J., for the Passaic Cotton Mills, 120 Broadway, owner, from plans by Charles S. Main, 201 Devonshire st, Boston, Mass., architect and engineer.

#### STABLES AND GARAGES.

**BROOKLYN, N. Y.**—Ettinger Construction Co., 44 Court st, has the general contract for a 2-sty brick garage and factory, 65x100 ft, at the northeast corner of Tillary and Navy sts, for Schwartzbach & Sterallo, 2 Park av, owners, from plans by Edward A. Adelson, 1778 Pitkin av, architect. Cost, \$60,000.

**NEWARK, N. J.**—Essex Construction Co., 87 Academy st, Newark, has the general contract for a 1-sty brick and limestone service station and garage, 104x259 ft, at Broad st and Vanderpool st, for the De Conen Motor Car Co., 20 Branford pl, owner, from plans by Frank Grad, 245 Springfield av, architect. Cost, about \$60,000.

#### STORES, OFFICES AND LOFTS.

**MANHATTAN.**—Cauldwell-Wingate Co., 381 Fourth av, has the general contract for a 21-sty brick and stone office building addition, 38x120 ft, at 86-100 Broadway, for the American Surety Co., 100 Broadway, owner, from plans by Herman Lee Meader, 2 West 33d st, architect. Cost, \$1,500,000.

### STANDARDS AND APPEALS Calendar

#### BOARD OF APPEALS.

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

Appeals from Administrative Orders.

70-20-A—151 Unum street (151 1st street), Queens.

72-20-A—12-94 Gillen place, Brooklyn.

73-20-A—129 East 22d street, Manhattan.

76-20-A—North side of 49th street, 100 feet east of Beekman place, Manhattan.

984-19-A—6-10 East 68th street, Manhattan.

40-20-A—121 Hart street, Brooklyn.

43-20-A—88-96 1st street, Long Island City, Queens.

Under Building Zone Resolution.

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

55-20-BZ—349 Lexington avenue, 37 feet south of East 40th street, Manhattan.

66-20-BZ—819 East 35th street, Brooklyn.

69-20-BZ—1338-1344 Gates avenue, Brooklyn.

#### BOARD OF APPEALS.

##### SPECIAL MEETING.

Tuesday, February 17, 1920, at 2 p. m.

Appeals from Administrative Orders.

86-20-A—800 feet north of Grand street, Newtown Creek, Queens.

87-20-A—Elizabeth avenue, 425 feet from the corner of Wave Crest avenue, Arverne, Queens.

88-20-A—1739-1751 Hart place, Brooklyn.

89-20-A—423 East 15th street, Manhattan.

898-19-A—421-423 East 6th street, Manhattan.

20-20-A—333-339 Madison avenue, Manhattan.

Under Building Zone Resolution.

36-20-BZ—3086-3096 Fulton street, southeast corner Highland place, Brooklyn.

61-20-BZ—South side of Boulevard, 50 feet east of Ammerman avenue, Arverne, Queens.

62-20-BZ—Northwest corner of Holland avenue and Boulevard, Rockaway Beach, Queens.

63-20-BZ—Southwest corner of Dill place and Charlotte place, Queens.

64-20-BZ—Southwest corner of Jerome avenue and Thrall street, Ozone Park, Queens.

74-20-BZ—12-18 Ormond place, Brooklyn.

78-20-BZ—1456-78 Coney Island avenue, Brooklyn.

24-20-BZ—47-49 West 63d street, Manhattan.

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## Manhattan.

### APARTMENTS, FLATS AND TENEMENTS.

105TH ST, 330 W, 13-sty bk apt house, 69x 100, concrete & tile finish rf; \$700,000; (o) Paterno Bros., 601 W 115th; (a) Gaetan Ajello, 1 W 34th (48).

WADSWORTH AV, 250-6, 5-sty bk tnt, 100x 127, slag rf; \$225,000; (o) K. S. G. Realty Co., 35 Nassau st; (a) J. M. Faison, 1133 Bway (43).

### STABLE SAND GARAGES.

9TH ST, 307-11 E, 1-sty bk garage, 75x100, rubberoid rf; \$20,000; (o) Vincent Valentine, 2163 Creston av; (a) Frank E Vitolo, 56 W 45th (45).

130TH ST, 513-15 W, 1-sty bk garage, 74x153, tan & gravel rf; \$15,000; (o) Isidore Dietlebaum, 163 W 170th; (a) Eisendrath & Horwitz, 18 E 41st (41).

### STORES, OFFICES AND LOFTS.

JOHN ST, 17-23, 12-sty restaurant, store and offices, 77x130, slag rf; \$250,000; (o) Exchange Buffet Corp., 52 William st; (a) Fredk. Putnam Platt & Bros., 680 5th av (40).

WALL ST, 67-75, & BEAVER ST, 85-95, 25-sty bk strs, bank & office bldg, 144x92, vit tile rf; \$2,000,000; (o) Munson S. S. Line, 82 Beaver; (a) Kenneth M. Murcheson, 101 Park av (47).

30TH ST, 227 E, & 31st st, 224-34 E, 5-sty bk tel exch, 170x101x197, tar & gravel & tile rf; \$1,000,000; (o) N. Y. Tel. Co., 15 Dey st; (a) McKenzie, Voorhees & Gruelius, 1123 Bway (44).

41ST ST, 8 E, 8-sty bk str & office bldg, 20x 98, tar & gravel rf; \$120,000; (o) Jos. McGarrity, 3714 Chestnut st, Philadelphia, Pa.; (a) S. Edson Gage & Donald G. Anderson, 28 E 49th (46).

4TH AV, 235-37, 12-sty bk store and lofts, 125x125, compo rf; \$500,000; (o) Round Hill Mercantile Co., 170 Bway; (a) Robt. D. Kohn, 56 W. 45th st (38).

5TH AV, 675, 6-sty bk store and offices, 25x100, tar and gravel rf; \$85,000; (o) Henry D. Downs, 552 5th av; (a) Harry A. Jacobs, 320 5 av (39).

7TH AV, 66-8, 5 1-sty bk stores, 87x51, metal roof; \$1,500; (o) Harry M. Gesner, 227 Buckkill st, Easton, Pa.; (a) Willard Parker, 463 Tompkinsville av, Bklyn (42).

## Bronx.

### DWELLINGS.

CROTONA PARK N, n s, 492 e Prospect av, 2½-sty bk dwg, 27x57, asbestos shingle rf; \$18,000; (o) Samuel Miller, 1817 Mohegan av; (a) S. L. Malkind, 1270 54th, Bklyn (62).

234 ST, ns, 71-74 e Barnes av, 1½-sty fr dwg, 22x35, shingle rf; \$3,000; (o) Swiss Realty Co., Inc., Jacob Basheim, pres., 4526 Digney av; (a) Geo. W. Kibitz, 800 E 175th st (55).

MAYFLOWER AV, es, 174.75 s Morris Park av, 2½-sty fr dwg, 20x50, 1½-sty fr garage, 17x16, asphalt shingle rf; \$10,000; (o) Andrew Odeane, 1559 Victor st; (a) B. Ebeling, 2400 Westchester av (56).

UNIVERSITY AV, e s, 850.3 n Tremont av, 2½-sty fr dwg, 30.6x28, asphalt shingle rf; \$8,000; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 2045 Ryer av, Pres; (a) Moore & Landsiedel, 3 av & 148th (61).

### STABLES AND GARAGES.

OVERING ST, sec Maclay av, 1-sty br garage, 26x20, slag rf; \$2,000; (o) August J. Klatt, 1618 Overing st; (a) Franz Wolfgang, 535 E 177 (57).

### STORES, OFFICES AND LOFTS.

ELM PL, swc Fordham av, 1-sty bk stores, 111.4x104.6, slag rf; \$65,000; (o) Fordham Concourse Co., Lawrence Davies, pres., 3d av and 148st; (a) Moore & Landsiedel, 3d av and 148th st (60).

WALTON AV, swc Burnside av, 1-sty bk stores, 141.4x60, slag rf; \$50,000; (o) J. Clarence Davies, 3d av and 148th st; (a) Moore & Landsiedel, 3d av and 148th st (59).

### THEATRES.

TREMONT AV, s w c Belmont av, 1-sty bk theatre, 90x—, rubberoid rf; \$100,000; (o) Tremont Theatre Corp., Chas. F. Haring, 1316 St. Nicholas av, V-Pres; (a) Eugene De Rosa, 110 W 40th (63).

## Brooklyn.

### DWELLINGS.

KENMORE PL, e s, 2115, 220 s Av T, 2-sty fr dwg, 30x20, shingle rf, 1 family; \$4,000; (o) Margaret McDonald, 1417 E 2d; (a) Jas. A. McDonald, 1630 Surf av (1319).

RADCLIFFE AV, ws, 175 n Mace av, 2-sty T C block dwg, 20x26, rubberoid rf; \$4,000; (o) Stephen Forcast, 531 E 167; (a) John H. Friend, 148 Alexander av (58).

W 5TH ST, w s, 463.4 n Neptune av, 2-sty fr dwg, 22x39, shingle rf, 1 family; \$1,000; (o) L. Sanguetto, 2720 W 5th; (a) G. H. Suess, 1131 Gravesend av (1223).

E 13TH ST, es, 1000 Av J, 3 2-sty fr dwgs, 23x48, shingle rf, 2 families; \$30,000; (o) G. Gragnano, 63 Withers; (a) Levy & Berger, 395 S 2d (1290).

E 14TH ST, e s, 275 n Av Z, 1-sty fr dwg, 17x36, shingle rf, 1 family; \$900; (o) L. T. Davies, 270 W 12th st, N Y; (a) D. A. Lucas, 98 3d av (1215).

E 14TH ST, 1986-96, n w c Av T, 2-2-sty fr dwg, 46x36, shingle rf, 2 families; \$11,000; (o) Rosiella C. & M. Block Constn. Co., 1909 70th, Chas. Rosiella, Pres.; (a) S. Millman & Son, 26 Court (1322).

W 16TH ST, 2731, e s, 560 n Neptune av, 1-sty fr dwg, 1 family, 18x43, gravel rf; \$2,500; (o) John Barraco, 277 W 16th; (a) Jas. A. McDonald, 1630 Surf av (1318).

18TH ST, s s, 124 E 10th, 2 2-sty bk dwgs, 18x41, slag rf, 1 family, \$17,000; (o) V. Picone, 544 18th; (a) F. J. Dassau, 26 Court (1250).

E 19TH ST, e s, 100 s Av B, 2-sty fr dwgs, 21x55, — rf, 2-fam; \$28,000; (o) G. & F. Homes, Inc., 758 Rockaway av; (a) F. J. Dassan, 26 Court (1266).

E 19TH ST, ws, 100 n Av K, 2½-sty fr dwg, 24x45, shingle rf, 1 family; \$14,500; (o) Miller Bergs Co., 735 Coney Is av; (a) R. G. Schaefer, 526 Flatbush av (1285).

E 19TH ST, ws, 140 n Av K, 2½-sty fr dwg, 24x51, shingle rf, 1 family; \$18,000; (o & a) as above (1286).

W 28TH ST, w s, 510 n Mermaid av, 1-sty fr dwg, 14x34, amitte rf, 1-fam; \$1,800; (o) M. Kennedy, 2830 W 28th; (a) G. H. Suess, 1131 Gravesend av (1260).

65TH ST, 1068, s s, 130 w 11 av, 1-sty bk dwg, 20x55, gravel rf, 1 family; \$3,500; (o) Antonio De Falco, 6609 11 av; (a) Burke & Olsen, 32 Court (1334).

75TH ST, n s, 200 w 21st av, ten 2-sty fr dwgs, 16x37, gravel rf, 1-fam; \$50,000; (o) G. A. Morrison, 913 Sterling pl; (a) J. A. Boyle, 367 Fulton (1264).

75TH ST, s s, 100 w 21st av, 11 2-sty fr dwgs, 16x37, gravel rf, 1-fam; \$55,000; (o & a) as above (1265).

78TH ST, ns, 100 w Ridge Blvd, 2½-sty fr dwg, 20x40.2, shingle rf, 1 family; \$9,000; T. H. Malone, 7618 3d av; (a) Snee & Bryson, 154 Montague (1287).

78TH ST, 1757-69, n s, 197 w 18 av, 4-2-sty fr dwgs, 20x48, 1 family, 20-48, shingle rf; \$48,000; (o) Philip Levin, 821 New Jersey av; (a) Kallick & Subkis, 7922 22 av (1310).

80TH ST, n s, 260 e 3d av, two 2-sty fr dwgs, 16x46.6, gravel rf, 1-fam; \$9,000; (o) E. B. Lent, 450 72d; (a) same (1247).

AV M, nwc Mansfield pl, 2½-sty fr dwg, 22x36, shingle rf, 1 family; \$9,000; (o) G. V. McPherson, 1423 E 22d (a) H. Silverstein, 783 Jefferson av (1269).

AV M, ns, 40 w Mansfield pl, 2½-sty fr dwg, 22x36, shingle rf, 1 family; \$9,000; (o & a) as above (1270).

AV M, ns, 80 w Mansfield pl, 2½-sty fr dwg, 22x36, shingle rf, 1 family; \$9,000; (o & a) as above (1271).

COLONIAL RD, swc 89 st, 2 2-sty fr dwgs, 17x55, gravel rf, 2 families; \$14,000; (o) F. Lee, 167 77th; (a) Wm. C. Winters, 106 Van Sienlen av (1300).

WEST AV, s s, 40 e W 3d st, 2-sty fr dwg, 24x30, shingle rf, 1-fam; \$7,500; (o) M. Rubien, 214 West av; (a) G. H. Suess, 1131 Gravesend av (1224).

20TH AV, sec 82d st, 2 2-sty fr dwg, 21x56.6, shingle rf, 1 family; \$8,000 (o) John R. Pinover, 7402 New Utrecht av (a) Burke & Olsen, 32 Court (1292).

20TH AV, nec 83d st, 2-sty fr dwg, 21x56, shingle rf, 1 family; \$8,000; (o & a) as above (1293).

20TH AV, es, 32 s 82d st, 6 2-sty fr dwgs, 17.8x41, shingle rf, 1 family; \$36,000; (o & a) as above (1294).

20TH AV, 7813-17, e s, 35 n 79th, 2-2-sty fr dwgs, 22x57, shingle rf, 2 families; \$30,000; (o) S. Fix, 9497 21 av; (a) Kallish & Subkis, 7922 21 av (1320).

20TH AV, 7821, n e c 79th, 2-sty fr dwg, 26x 52, shingle rf, 2 families; \$15,000; (o) S. Fix, 9497 21 av; (a) Kallish & Subkis, 7922 21 av (1321).

22D AV, ns, 55.3 e Av J, 1½-sty fr dwg, 24x41.6, shingle rf, 1 family; \$11,000; (o) Realty Sales Co., 409 Av J; (a) F. J. Dassan, 26 Court (1268).

### FACTORIES AND WAREHOUSES.

UNION ST, s s, 60 w Nostrand av, two 2-sty bk storage & dwg, 20x44.9, slag rf, 1-fam; \$20,000; (o) H. Weingarten, 1085 Bergen; (a) Lubroth & Lubroth, 44 Court (1227).

54TH ST, s s, 100 w 2d av, 1-sty bk storage, 51.6x100, gravel rf; \$12,500; (o) E. W. Bliss Co., 53d st & 1st av; (a) W. Pfandler, 186 80th (1246).

### STABLES AND GARAGES.

BEAVER ST, 18-20 (displace 14-16), e s, 149.8 s Flushing av, 1-sty bk garage, 21.6x62.6, tar rf; \$10,000; (o) Louis Dretzen, 231 Graham av, & Saml. Kaslof, 214 Scholes; (a) Henry M. Entlich, 413 S 5th (1339).

CHESTER ST, e s, 114.4 n Pitkin av, 1-sty bk garage, 75x100, gravel rf; \$50,000; (o) Langheim Bros., 285 Flatbush av ext; (a) Carlson & Wiseman, 226 Henry (1257).

PROSPECT PL, 1258-62, s s, 325 e Troy av, 1-sty bk garage, 50x50, tar rf; \$10,000; (o) Boyd Thistle, 200 Madison; (a) John C. Dentz, 212 Rutland rd (1312).

57TH ST, 1370, s s, 204 e New Utrecht av, 1-sty concrete garage, 18x8, shingle rf; \$1,500; (o) Georgio Aivioli, 1272 53d; (a) Ferdinand Savignano, 6005 14 av (1308).

61ST ST, 1419, n s, 540 w 15 av, 1-sty bk garage, 10x18, tar rf; \$1,000; (o) Louis Bellaro, 6005 14 av; (a) Ferdinand Savignano, 6005 14 av (1305).

FT HAMILTON AV, sec 54th st, 1-sty bk garage, 101.9x273.3, gravel rf; \$80,000; (o) S.

Lloyd, 105 W 40th, N Y; (a) W. C. Winters, 106 Van Sielen av (1301).

WILSON AV, sec Willoughby av, 1-sty bk garage, 25x37.6, gravel rf; \$2,200; (o) Adolph La Faro, 189 Wilson av; (a) F. V. Laspia, 525 Grand (1282).

15TH AV, 5505, s e c 55th, 1-sty concrete garage, 20.4x20, tar rf; \$600; (o) Louis Kalmowitz, 143 Madison av, Manhattan; (a) Harry Hurwitz, 230 Grand, Manhattan (—).

18TH AV, 7920, n w c 80th, 1-sty concrete garage, 20x30; \$2,000; (o) Nicholas Rendano, 6005 14 av; (a) Ferdinand Savignano, 6005 14 av (1306).

### STORES, OFFICES AND LOFTS.

4TH AV, 6402-8, s w c 64th, elec sign to 1-sty bk str; \$300; (o) Max Weing, 435 E Houston, Manhattan; (a) Benedict Impellitteri, 649 W 43d, Manhattan (1337).

### STORES AN DDWELLINGS.

NOSTRAND AV, w s, 18 s Union st, 3-sty bk str & dwg, 29.9x55, slag rf, 2-fam; \$18,000; (o) H. Weingarten, 1085 Bergen; (a) Lubroth & Lubroth, 44 Court (1248).

NOSTRAND AV, swc Union st, 3-sty str & dwg, 18x55, slag rf, 2-fam; \$15,000; (o & a) as above (1249).

### TENEMENTS AND STORES.

W 15TH ST, 2902-4, s w c Mermaid av, 4-sty bk tnt & str, 40x84, slag rf, 12 families; \$45,000; (o) Marie C. Fanelli, 1502-10 Mermaid av; (a) Ferdnno Savignano, 6005 14 av (1346).

### Queens.

#### DWELLINGS.

FLUSHING.—Oak av, n s, 140 e Bowne av, 2-sty fr dwg, 24x44, shingle rf, 1-fam, gas; \$6,000; (o & a) Park Homes & Material Co., Oak av, Flushing (198).

FLUSHING HEIGHTS.—31st st, nwc 65th st, 2½-sty fr dwg, 24x22, shingle rf, 1-fam, gas; \$5,000; (o) Louis Csoban, Flushing Heights; (a) R. L. Lukowsky, Astoria, L I City (447).

#### FACTORIES AND WAREHOUSES.

L. I. CITY.—Nott av, n s, 90 e Boulevard, 1-sty bk factory, 200x100, slag rf, steam heat; \$60,000; (o) Factory Const. Co., 44 Court st, Bklyn; (a) Jacob J. Gloster, 44 Court st, Bklyn (454).

#### STABLES AND GARAGES.

ELMHURST.—Lewis av, n s, 100 e Wool, metal garage; \$300; (o) Benj. Quaterbach, prem (471).

JAMAICA.—Pierson st, n s, 250 e Maple st, fr garage; \$350; (o) Louis Homler, prem (453).

JAMAICA.—Kimball av, 11516, metal garage; \$500; (o) E. F. Stout, prem (467).

RICHMOND HILL.—Walnut st, swc St. Anns av, fr garage; \$500; (o) Albert H. Kelsey, 3220 St. Anns av, Richmond Hill (171).

RICHMOND HILL.—85th av, s s, 175 e 102d, metal garage; \$300; (o) Geo. Otterbrein, prem (470).

ROCKAWAY BEACH.—Park av, nec Boulevard, 1-sty bk garage, 81x125, slag rf, steam heat; \$8,000; (o) Jos. Rott, 1379 Hollywood av, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (216).

ST. ALBANS.—Glenham av, w s, 240 n Rutland st, fr garage; \$520; (o) Norman Russel, prem (358).

WOODHAVEN.—85th st, w s, 110 s 5th, metal garage; \$300; (o) Mollie Schoffran, prem (469).

WOODHAVEN.—85th st, w s, 130 s 5th, metal garage; \$300; (o) Mrs. W. Hogan, prem (472).

WOODSIDE.—Cleveland av, w s, 250 s Greenpoint av, metal garage; \$287; (o) Edw. Hedin, prem (468).

#### STORES AND DWELLINGS.

WOODHAVEN.—Freedom av, w s, 20 n Beaufort av, 4-2-sty fr str & dwg, 21x61, slag rf, 2 families, gas, steam heat; \$14,000; (o) Cecil Shapiro, Freedom av & Beaufort av, Woodhaven; (a) E. M. Adelsohn, 1778 Pitkin av, Bklyn (473-474).

#### MISCELLANEOUS.

JAMAICA SOUTH.—Rockaway Blvd, s s, 100 w Conduit av, fr shop; \$800; (o) Frank Linguitti, prem (355).

L. I. CITY.—6th st, n s, 125 e West av, metal tanks; \$1,500; (o) Fredk. Russel, 51 6th st, L. I. City (221).

L. I. CITY.—16th av, 75, fr coop; \$150; (o) Geo. W. Link, prem (466).

NORTH BEACH.—Old Bowery Bay rd, n s, 175 e Boulevard, steel ferris wheel; \$15,000; (o) Kremer Bros., 284 11th av, L. I. City (197).

### Richmond.

#### DWELLINGS.

WEST NEW BRIGHTON.—Wash st, n s, 220 e Main rd, 1½-sty fr dwg, 20x26, shingle rf; \$1,000; (o & b) Ernest R. Walmurt, 1506 Richmond tpke (61).

PORT RICHMOND.—Castleton av, s s, 366 e Heberton av, 2½-sty fr dwg, 20x24, compo rf; \$4,500; (o) Chas. Garrad, Ennis st, Port Richmond; (a) F. B. Sterner & Co., 25 Richmond av, Port Richmond (63).

RICHMOND PARK, PORT RICHMOND.—Clark av, e s, 50 w McKinley av, 2-sty fr dwg, 24x26, shingle rf; \$4,500; (o) W. F. Keller,

106 Elmwood av, Bklyn; (a) Herbert I. Keller, Richmond (62).

WEST BRIGHTON.—Oakland av, w s, 100 n Forest av, 2-sty fr dwg, 23x24, shingle rf; \$3,000; (o) John N. Spaus, 61 Greenwich, Manhattan; (a) B. J. Luba, 482 Bard av, West Brighton (64).

#### MISCELLANEOUS.

CLIFTON.—Edgewater av, n s, 231 n Taylor la, 1-sty bk sub-station, 23x50, rubberoid rf; \$1,500; (o & b) Fraser, Brace & Co (59).

MARINERS HARBOR.—Elm st, n s, 100 w Union av, 1-sty fr shed, 72x24, rubberoid rf; \$600; (o & b) Arthur Deyer (60).

## PLANS FILED FOR ALTERATIONS

### Manhattan.

BARCLAY ST, 68-70, & GREENWICH ST, 229, remove str fronts, piers, wall, new toilets, partitions, beams, columns, str fronts in 4-sty bk str & lofts; \$4,000; (o) Harry Finken, 107 W Bway; (a) L. E. Denslow, 44 W 18th (354).

CANAL ST, 268, new partitions, doors & to f. p. all stairways & partitions in 6-sty bk str & lofts; \$3,000; (o) Wm. H. Browning, 16 Cooper sq; (a) Saml. Roth, 259 W 30th (364).

CANAL ST, 530-6, remove doors, partitions, new doors, partitions in 2-sty houses, 6-sty bk; \$3,500; (o) Mrs. Jennie Kranich, 250 W 88th; (a) Alex. Baylies, 66 Bible House (320).

CERRY ST, 86-88, rebuild fr ext with bk on two 3½-sty bk store & dwg; \$1,000; (o) Thos. E. Summers, 86 Cherry st; (a) Sam'l Cohen, 32 Union sq (334).

CHRISTOPHER ST, 4, & GREENWICH ST, 5, new bathrooms, framing, windows, vault ducts, rearrange partitions, alter stairs in 5-sty bk str & dwg; \$15,000; (o) Peter Doelger Brewing Co., 407 E 55th; (a) Chas. T. E. Dieterlen, 15 W 38th (344).

DELANCEY ST, 34, new store front, stairs, remove partitions in 6-sty store and tnt; \$3,000; (o) Lewis Kretner, 34 Delancey st; (a) M. Jos. Harrison, World Bldg (318).

DUANE ST, 87-9, new mezzanine in 5-sty bk str, offices & lofts; \$300; (o) Christ. Luckey, 2041 5 av; (a) M. Jos. Harrison, World Bldg. (349).

FULTON ST, 64-8, 2 new add stys to 9-sty bk str & mfg bldg; \$40,000; (o) Abram I. Kaplan, 16 Exchange pl, & Saml. Kaplan, 45 John; (a) Kaufman & Levine, 159 Remsen, Bklyn (356).

MAIDEN LANE, 142, new elev. stairs, reinf beams in 4-sty bk offices and storage; \$5,000; (o) Monis Rossin, Alfred Rossin and Mario Fleischman, 173 Water st; (a) Geo. W. Spitzer, 18 W 129th st (310).

MERCER ST, 159-61, to fp stairs, new fire escape, windows in 4-sty bk store and lofts; \$3,000; (o) Est. Seligman H. Strouse, 640 Bway; (a) Geo. A. & Henry Boehm, 7 W 42d st (307).

NASSAU ST, 87, & Fulton st, 130-6, new fire escapes, windows, exits in 10-sty bk office bldg; \$2,000; (o) Siden Bldg. Co., 30 E 42d; (a) Buchanan & Kahn, 56 W 45th (322).

NEW ST, 42, remove partitions, new columns, stair, elev, doors in 7-sty bk office bldg; \$25,000; (o) Hugh & Dier, 50 Broad st; (a) W. H. Wright, 1 Union sq (326).

PLATT ST, 18, new elevator shaft, doors in 4-sty bk storage bldg; \$5,000; (o) Geo. Chris Rity Co., 20 Platt; (a) John H. Knubel, 305 W 43d (355).

RIVINGTON ST, 181, remove vestibule, change stairs, window in 6-sty bk str & lofts; \$250; (o) Sol. A. Cohn, 302 Bway; (a) Eli Benedict, 352 Convent av (345).

SOUTH ST, 276-80, new canopy on 5-sty bk storage bldg; \$5,000; (o) Denniston W. Bell, on prem; (a) Jacob Fisher, 25 Av A (369).

SPRING ST, 96, new partitions, doors in 8-sty bk str & lofts; \$2,000; (o) The U. S. Rity. & Imp. Co., 111 Bway; (a) Saml. Roth, 259 W 30th (362).

SPRING ST, 332-4, new post, girders in 5-sty bk storage warehouse; \$3,500; (o) Edw. R. Emerson, 332 Spring; (a) Max J. Conrady, 475 Greenwich (359).

SPRING ST, 153-5, & BROADWAY, 411 W, remove partitions, toilets, new elevator shaft, partitions, toilets, vent shaft, shift rf tank on 6-sty bk factory; \$10,000; (o) Stone Bros. & Sherwin Rity. Corp., 153-5 Spring; (a) Schwartz & Gross, 347 5 av (339).

WALL ST, 91, new pent house on 8-sty bk office bldg; \$3,000; (o) 95 Wall St. Rity Corp., 95 Wall st; (a) Emilio Levy, 331 Madison av (319).

WATER ST, 175, remove part of floor, stairs, new front, driveway, doors, elevator shaft, skylight, elevator, stairs, floor in boiler room of 5-sty bk warehouse; \$10,000; (o) Chas. Hess Co., 90 Wall; (a) Gregory B. Webb, 104 W 42d (341).

11TH ST, 61 E, new stairs on 10-sty bk factory; \$6,000; (o) Jas Surplus, c/o W. Fox

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& Co., 795 Bway; (a) Sam'l Rosenblum, 51 Chambers st (338).

22D ST, 164 W, remove partitions, new window in 4½-sty bk studio & show room; \$2,500; (a) Ralph N. Voorhis, 156 Bway; (a) Saml. Roth, 111 E 24th (368).

24TH ST, 152-4 E, remove posts, girders, new columns, girders, stairs, concrete floor, to f. p. ceilings in 2 & 3-sty bk stable; \$20,000; (o) Henry S. Friedman & Frank Kupfer, on prem; (a) Philip Bardes, 230 Grand (357).

26TH ST, 443-53 W, remove arches, beams, new beams, windows, doors, pent house, shaft, ext to 4-sty bk shed & storage; \$6,500; (o) Clausen-Flanagan Brewery, 26th & 10th av; (a) A. F. Meissner, 350 Fulton st, Bklyn (325).

26TH ST, 31 W, new ext, alter fire escapes on 6-sty bk factory; \$6,000; (a) Julia Levy, c/o Harry Levy, 165 Bway; (a) Sam'l Rosenblum, 51 Chambers st (332).

26TH ST, 231 W, remove partitions, new ext in 4-sty bk tnt; \$10,000; (o) Abraham H. Schiffrin, 131 Alabama av, Bklyn; (a) Saml. Rosenblum, 197 Snediker av, Bklyn (348).

27TH ST, 52 W, new ext, front, toilets, remove partitions, raise beams in 3-sty bk store and factory, \$9,000; (o) Terminal Rlty Co., 26 W 31st st; (a) Adolph E. Nast, 56 W 45th st (314).

27TH ST, 216-28 W, remove partitions in 5-sty bk tnt; \$7,000; (o) Julia Kirby, 31 Nassau; (a) Scott & Prescott, 34 E 23d (367).

27TH ST, 221 W, alter fire escapes, new store fronts, toilets, stairs, partitions in 4-sty bk str & factory; \$5,000; (o) Max Bild, Max Felber, Arnold Regent, 896 Prospect av; (a) Irving Margon, 355 E 149th (246).

28TH ST, 222-4 W, remove front, new ext, stairs, partitions, plumb in 2 4-sty bk tnts; \$25,000; (o) W. 28th St. Co., 215 W 28 st; (a) John H. Kimball, 305 W 43 st (331).

29TH ST, 219 W, remove wall, raise rf beams, new wall, ext beams in 3-sty bk workshop; \$10,000; (o) Samuel Greenstein; (a) Chas. M. Straub, 147 4th av (248).

29TH ST, 543-55 W, new roll, shutters, slid. door, sprinkler equipment, door in 2-10-sty garage & warehouse; \$1,000; (o) W. & J. Sloane, 575 5 av; (a) Jno. B. Snook Sons, 261 Bway (272).

29TH ST, 221 W, remove partitions, plumbing fixtures, new plumbing, electric work, windows, doors to f. p. stair enclosures in 5-sty bk tnt; \$7,500; (o) Sam Backhaut, 977 Fox; (a) N. E. Backhaut, 977 Fox (273).

30TH ST, 9 E, new ext, stairs, toilets, skylights, remove partitions in 4-sty bk str & lofts; \$4,500; (o) Saml. Skoll, 440 4 av; (a) M. Jos. Harrison, World Bldg. (237).

30TH ST, 20, remove partitions; \$5,000; (o) toilets, tank, beams, columns, to fp partitions in 5-sty bk store, loft and dwg; \$12,000; (o) Jos. Lichtenhal, 146 Greene st; (a) John Ph. Voelker, 979 3d av (309).

31ST ST, 125-7 W, & 32D ST, 126-8 W, new cellar, foundation, shafts, girders, ext, to f. p. partitions in 3-3 & 2-sty bk tnts & lofts; \$40,000; (o) Louisa M. Gerry, Newport, R. I.; (a) Morris Schwartz, 309 Bway (352).

31ST ST, 128-30 W, remove partitions, fixtures, walls, new columns, girders, stairs, str fronts, toilets, windows in 2-5-sty bk tnts; \$50,000; (o) Midtown Hold. Co., 907 Bway; (a) Rudolph C. P. Boehler, 38 W 32d (238).

32D ST, 21 E, new mezzanine, stairs in 5-sty bk show rooms, str & Hotel; \$500; (o) Frank L. Labauhuig, 100 William; (a) Geo. H. Levy, 6 E 107th (242).

34TH ST, 140 W, raise floor beams, new girders, posts in 5-sty bk offices & apart; \$500; (o) John J. Reynolds, 140 W 34th; (a) Jules J. Dierner, 1 Madison av (262).

36TH ST, 28-32 W, new partitions, new windows in 12-sty loft bldg; \$1,500; (o) Rivoli Realty Co., 907 Bway; (o) John H. Kimball, 305 W 43d (245).

38TH ST, 202 E, remove wall, shift stairs, partitions and fr same, new ext, beams in 3-sty bk store and dwg; \$1,500; (o) John G. Weingold, 202 E. 38 st; (o) Jules J. Dierner, 1 Madison av (289).

39TH ST, 501-15 W, 40TH ST, 500-14 W, & 515-35 10TH AV, remove bldg, walls remain, new floors & 3 new stys to 3-3-sty storage bldgs; \$100,000; (o) Jos. Stevenson Brew Co., 515 10 av; (a) Halpern (agt), G. C. Term (366).

40TH ST, 5 E, remove front, partition, 2 tier beams, stairs, new front, stairs, elevator, reinforce floors in 4-sty bk dwg; \$15,000; (o) Egyptian Lacquer Mfg. Co., 25 Liberty; (a) Geo. M. Pollard, 347 5 av (360).

41ST ST, 106 E, remove part elevator shaft, new elevators, toilets, platform, remove runway in 4-sty bk warehouse & stable; \$9,000; (o) Charles & Co., 331 Madison av; (enr) Frank Dexter, 331 Madison av (353).

42D ST, 47 W, remove stairs, concrete arch in 7-sty bk str & offices; \$100; (o) Eugene Hoffman, 17 W 42d; (a) Jos. Kleinberger, 17 W 42d (361).

42D ST, 15-21 W, remove piers, wall, new columns, beams in 6-sty bk str & offices; (o) Eugene Hoffman, 17 W 42d; (a) Jos. Kleinberger, 17 W 42d (343).

42D ST, 153 E, remove walls, partitions, new partitions, walls, ext, on 4-sty bk store, office and hotel; \$9,500; (o) Alice M. McDonald & John J. O'Brien, 271 Bway; (o) B. H. & C. N. Whinston, 2 Columbus Circle (292).

44TH ST, 409 E, new cooler doors, steel frame in 1-sty bk storage bldg; \$7,500; (o) Swift & Co., Chicago, Ill.; (a) A. E. Bump, 60 Market st, Boston, Mass (313).

44TH ST, 111-21 W, new room on rf of 3-sty bk theatre; \$4,500; (o) Stuyvesant Theatre Co., 121 W 44th; (a) Geo. Keister, 56 W 45th (277).

47TH ST, 150 W, remove columns, steps, copings, marquise, new steps, change sidewalk lift in 12-sty bk hotel; \$3,000; (o) Somerset Invest. Co., 150 W 47th; (a) Chas. L. Fraser, 103 Park av (263).

47TH ST, 146 W, new ext to 3-sty bk dwg; \$8,000; (o) Free Church of St Mary the Virgin, 144 W 47 st; (a) Chas. L. Fraser, 103 Park av (333).

48TH ST, 66 W, rebuild dumbwaiter, new stairs, elect work in 4-sty bk dwg; \$480; (o) John Slade, 66 W 48th; (a) Louis S. Weeks, 101 Park av (241).

49TH ST, 304-6 W, remove stairs, partitions, new stairs, partitions, reinf windows in 6-sty

bk factory; \$1,500; (o) G. Waldo Smith, Bay-side, L I; (b) I. J. Stauder & Co., 118 E 28th (250).

49TH ST, 201-5 E, new lumber rack, stairs, floor in 2-sty bk shop; \$800; (o) Mary L. Cassidy, 8 W 40th; (a) Wm. A. Lacerezuza, 2083 Fulton, Bklyn (279).

50TH ST, 116 W, lower & new floors in 2-sty bk garage & store rooms; \$3,000; (o) Singer Sewing Mach. Co., 116 W 50th; (a) Peter L. Schultz, 400 Lewis st, Union Hill, N J (254).

54TH ST, 231 W, remove fgt elev, new pass, elev, move str front on 4-sty bk str & loft; \$15,000; (o) Chas E Miller, 97 Reade; (a) Fritz Hubert, 105 W 40th (297).

58TH ST, 46 W, remove front, raise beams, new front, add sty, elev and shaft in 5-sty bk dwg; \$25,000; (o) Cordelia McAlpin, Newark, N. J.; (a) Al. H. Taylor, 138 W. 65th st (288).

59TH ST, 45 E, remove stairs, windows, raise beams, new ext in 5-sty bk str & studios; \$7,000; (o) Paul Whitcomb, 110 W 40th; (a) Jean Jaume, 37 Sullivan (271).

61ST ST, 49-51 E, remove partitions, walls, new elevator, light & dumbwaiter shaft, partitions in 4-sty bk school; \$40,000; (o) Fredk W. Gordon, 1000 Park av; (a) Werner & Windolph, 25 W 33d (350).

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62D ST, 69 E, remove stoop, change partitions, new stairs, bathrooms in 3-sty bk dwg; \$8,550; (o) Mrs. Carraza A. Woods, 205 E 62d; (a) Pat. J. Murray, 141 E 40th (257).

72D ST, 135 W, new ext, add sty, elev, rearrange partitions, raise beams in 4-sty bk dwg; \$20,000; (o) 135 W 72d St. Corpn., 52 W 57th; (o) Gronenberg & Leuchtag, 305 5th av (295).

72D ST, 160 W, raise beams, rearrange partitions, new partitions, dumbwaiter & shaft, vent shaft, skylights in 4-sty bk dwg; \$15,000; (o) 160 W 72d St., Inc., 156 W 72d; (a) Deutsch & Polis, 50 Church (306).

78TH ST, 100 W, remove partitions, new partitions, bathrooms in 5-sty bk str & tnt; \$1,700; (o) Thos. Sinnott, 558 8 av; (a) Gilbert Robinson & Son, 546 E 182d (358).

80TH ST, 181 E, remove stoop, partitions, new windows, doors, stairs, partitions, bathrooms, tile floors, fireplaces, htg plant in 4-sty bk dwg; \$8,000; (o) Isabel H. Schelling, 70 W. 49th st; (a), Robt. B. Bowler, 101 Park av (311).

84TH ST, 218-20 W, to f. p. stairs & hall, new stairs, fire escapes, toilet fixtures, office, boiler room, conc floor in 6-sty bk garage & storage; \$20,000; (o) Louise C. H. Dyckman, 132 Beverly av, Orange, N J; (a) Jas J. F. Gavigan, G C Terminal (300).

85TH ST, 114-6 E, remove stairs, stoops, new plumbing, heating, electric, entrance, beams, columns, girders, rearrange partitions in 2-3-sty dwgs; \$12,000; (o) August Francke, 128 E 58th; (a) Alb. S. Gottlieb, 101 Park av (351).

86TH ST, 435 E, remove partitions, piers, new ext in 4-sty bk str & dwg; \$3,000; (o) Slovak Newspaper & Book Co., 502 E 73d; (a) Gronenberg & Leuchtag, 305 5 av (284).

96TH ST, 334 E, remove store fronts, partitions, new front, partitions in 5-sty bk store and tnt; \$1,200; (o) Louis T. Lehmyer, 305 E 55 st; (a) John P. Voelker, 979 3 av (335).

107TH ST, 304 W, remove stairs, new partitions in 5-sty bk dwg; \$1,000; (o) Celia Lefkowitz, 304 W 107 st; (a) Louis A. Sheinart, 194 Brewery (330).

118TH ST, 81 W, alter partitions, windows, new ext, windows in 3-sty bk clubrooms & dwg; \$1,000; (o) Chas. Chabinsky, 1811 St. Johns pl, Bklyn; (a) Chas. M. Straub, 147 4 av (346).

125TH ST, 319 W, remove partitions, repair walls, ceiling, floors, move stairs, new store front, toilets, sidewalk lift, htg, elec wk in 1-sty bk store; \$4,000; (o) Picker Bros. Rlty. & Imp. Co., 311-15 W 125th; (e) Celjon Const. Co., 51 E 42d (259).

126TH ST, 215-17 E, remove ext, new ext on 3-sty bk workshop & dwg; \$3,000; (o) Abraham Simon, 215 E 126th; (a) Paul Mayer, 1681 E 21st, Bklyn (365).

145TH ST, 262-70 W, 2 new add sty, elev in 1-sty bk storesh \$30,000; (o) Happy Homes

Realty Co., 3609 Bway; (a) J. M. Felson, 1133 Bway (329).

207TH ST, 552 W, remove present new marquette on 1-sty bk theatre; \$500; (o) Gus. L. Lawrence, 2228 Bway; (a) Herbert Daniel, 404 E 125 st (336).

216TH ST, 416-24 W, new add sty to vault, doors, stairs, sprink syst in 2-sty bk M P Film Devel bldg; \$1,000; (o) Jas. Linden, 416 W. 216 st; (a) Frank Gaertner, 1199 Fulton av (286).

AV B, 98, new ext to 4-sty bk restaurant & dwg; \$1,000; (o) Est S. E. Bassford, 272 E 199th; (a) Morgan M. O'Brien, 49 E 90th (282).

BOWERY, 364, remove wall, new piers, beams, columns, store front in 3-sty bk str & dwg; \$10,000; (o) Mary Desendorf, Upper Nyack, N Y; (a) Jacob Fisher, 25 Av A (324).

BROADWAY, 556, new stairs, partitions, doors in 4-sty bk salesrooms; \$750; (o) Everett Heany, care Chas. F. Noyes & Co., 92 William; (a) Saml. Rosenblum, 51 Chambers (347).

BROADWAY, 233, floor over 4 and 5 fl level, temporary roof over court at 5 floor level on 55-sty bk office bldg; \$90,000; (o) Broadway-Park Place Co., 233 Bway; (a) Cass Gilbert, 244 Madison av (308).

BROADWAY, 3224, new toilets, first floor, remove present fixt in 9-sty bk store and tnt; \$400; (o) Geo. F. Gantz, 106 Wall st; (a) Dodge & Morrison, 135 Front st (312).

BROADWAY, 31-33, remove columns, elev, stairs, new add sty, front, 2 elev, stairs, vent shaft, fire escapes, toilets, partitions, skylight, wall, plumb fixt, steam lines, elect wk in 5-sty bk office bldg; \$75,000; (o) Wm. K. Astors, 7 Pine st; (a) Henry Ives Cott, 1465 Bway (328).

BROADWAY, 419, remove store fronts, columns, new partitions, beams, columns, store fronts in 4-sty bk store & factory; \$6,000; (o) Wm. R. Walker, 299 Bway; (a) L. E. Denslow, 44 W 18th (264).

BROADWAY, 214, Ann st, 10-12, Fulton st, 149-59, add 4 stys, extend main bank floor in 5-sty bk bank & office bldg; \$600,000; (o) Natl. Park Bank, 214 Bway; (o) Donn Barber, 101 Park av (274).

BROADWAY, 2641, remove str front, stairs, new columns, beams, partitions, stairs in 3-sty bk str, offices & dwg; \$3,000; (o) Geo. Constantin, 2602 Bway; (a) L. E. Denslow, 44 W 18th (278).

BROADWAY, 345-7, remove stairs, new stairs, windows, front, doors in 6-sty bk str & loft; \$1,000; (o) Mary B. Brandegee, Shawmut Bank Bldg, Boston, Mass; (a) J. Odell Whitnack, 231 N Y 18th (302).

COLUMBUS AV, 301, remove partitions, reverse stairs, new partitions, door in 7-sty bk stores & apart; \$35,000; (o) Geo. M. Andres, John Robertson, 118 Manhattan av; (a) Jos. C. Cocker, 2017 5th av (249).

LEXINGTON AV, 644, new add, raise beams in 3-sty bk store and dwg; \$15,000; (o) Mrs.

Edw. J. Cuddihy, premises (supt); Fred E. Gilson, 347 5th av (316).

MADISON AV, 436-46, raise beams, remove partitions, stoops, front, new stairs, girders, beams in 6 5-sty dwgs and store; \$120,000; (o) Almy Rlty Corp., 141 Bway; (a) Adolph Mertin, 34 W 28 st (337).

6TH AV, 288-330, new partitions, doors, toilets in 6-sty bk str; \$8,000; (o) Bib Store Realty Corp., 251 4th av; (a) Geo H. Van Auken, 1269 Bway (304).

7TH AV, 462, remove partitions, plumbing fixtures, stairs, new toilets, partitions, bathrooms in 5-sty bk str & dwg; \$3,000; (o) Dan Daly, 72 Coleridge, Bklyn; (a) Seelig & Finkelstein, 26 Court, Bklyn (363).

7TH AV, 711, new skylight, metal fire escape stair enclosure on 3-sty bk str & lofts; \$625; (o) Olineridge Co., 454 Driggs av, Bklyn; (a) S. S. Silver Co., 101 Park av (303).

8TH AV, 292, remove str front, new str front, posts in 4-sty bk str & out room; \$2,500; (o) John Pisacano, Hillsdale, N J; (a) Wm Kurtzer, 1385 Crotona av (298).

8TH AV, 699, remove str fronts, columns, new str fronts, partitions, columns in 4-sty bk str & dwg; \$3,000; (o) Grace B. Miller, 326 W 11th; (a) L. E. Denslow, 44 W 18th (342).

### Bronx.

LORILLARD PL, 2346, 1-sty fr extension, 30x 15, to 3-sty fr str and dwg; \$500; (o & a) Rosa Ricca, on premises (35).

149TH ST, sec Courtlandt av, new partitions to 1-sty bk str; \$750; (o) Peoples 149th St. Market Co., Samuel E. Jacobs, pres., 27 W 85; (a) Schwartz & Gross—B. N. Marcus, 347 5th av (36).

KINGSBRIDGE RD, 3021, 2-sty fr ext, 25x48, to 2½-sty fr dwg; \$6,500; (o) Church of St. John, Rev. Francis X. Kelly, on prem, trustee; (a) Moore & Landsiedel, 3 av & 148th (38).

UNIVERSITY AV, 2268, new rf, partitions to 2½-sty fr dwg; \$3,000; (o) Mrs. C. Dugan, 2264 University av; (a) J. P. Gallagher, 70 E 45 (39).

WILLIAMSBRIDGE RD, 1416, new beams, toilets, partitions to 3-sty bk club house; \$2,500; (o) St. Raymond's Club, Inc., Jas. Gordon, on prem, Pres; (a) M. A. Buckley, 32 Westchester sq (37).

### Brooklyn.

CLINTON ST, n e c Atlantic av, int alt to 6-sty office; \$22,000; (o) N. Y. Telephone Co., 15 Dey, N Y; (a) E. A. Munger, 203 Bway, N Y (1291).

FULTON ST, 9, n s, 83.2 e Water, int alts, f. e. & f. p. doors to 4-sty bk factory; \$4,000; (o) John Milo, prem; (a) Ferdinand Savignano, 6005 14 av (1344).

HERKIMER ST, ns, 152.3 e Bedford av, int and ext alt to 3-sty tnt; \$8,000; (o) S. Edison, 19 Herkimer; (a) M. Morris Sons, 533 Nostrand av (1252).

KEAP ST, 227, n s, 60 w Marcy av, int alts & plumbing to 3-sty bk tnt, 3 families; \$1,500; (o) Barnet Gottlieb, prem; (a) Henry M. Entlich, 413 S 5th (1338).

MONROE ST, 181, n s, 225 w Nostrand av, exterior & int alts to 2-sty fr dwg, 2 families; \$350; (o) Victor Chefetz, 44 Court; (a) Tobias Goldstone, 50 Graham av (1351).

MONTAGUE ST, ns, 150 e Clinton st, roof tank on 9-sty office; \$1,665; (o) Bklyn R. E. Ex., Ltd., 189 Montague; (a) J. S. Kennedy, 157 Rensen (1225).

NEVINS ST, es, 25, s Schermerhorn st, int alt to 1-sty garage; \$2,000; (o) B. W. Sprinkle, 320 Schermerhorn; (a) J. A. Boyle, 367 Fulton (1263).

PACIFIC ST, s s, 200 w New York av, int alt and pl in 2½-sty dwg; \$1,200; (o) R. H. Tiers, 1350 Bedford av; (a) M. Morris Sons, 533 Nostrand av (1255).

PACIFIC ST, s s 250 w New York av, int alt and pl in 3-sty dwg; \$2,000; (o) R. H. Fiero, 1350 Bedford av; (a) C. Krembrink, 78 Rutland rd (1295).

WATKINS ST, w s 100 n Newport av, int alt and pl in 2-sty factory; \$500; (o) S. Makowsky, 236 Dumont av; (a) S. Millman & Son, 1780 Pitkin av (1297).

WITHERS ST, n s, 66 w Union av, ext to 3-sty str and dwg; \$2,500; (o) P. Vitale, 255 W 9 st; (a) F. V. Laspia, 525 Grand (1281).

N 1ST ST, 176, s s, 172 w Driggs av, int alts to 3-sty str & lofts; \$700; (o) J. O. Sirrydas, 120 Grand; (a) Wm. M. Colvert, 451 12th (1304).

S 1ST ST, 325, n e c Rodney, int alts & bake oven to str; \$500; (o) Louis Bergstein, prem; (a) Bruno W. Berger & Son, 121 Bible House, Manhattan (1348).

3D ST, 82-92, s s, 280 w Bond, int alts & rf to 1-sty bk factory; \$2,500; (o) Gerstendorfer Bros., Inc., Edmund Eckart, Pres., 231 E 42d, Manhattan; (a) Walter H. Volckening, 53 W 39th, Manhattan (1307).

S 4TH ST, 415, n s, 125 e Hewes, int alts & plumbing to 3-sty bk tnt, 4 families; \$1,500;

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(o) Samuel Siegel, 19 Meserole; (a) Henry M. Entlich, 413 S 5th (1341).

N 8TH ST, 137, n s, 125 e Berry, int alts & windows to 4-sty fr tnt, 8 families; \$700; (o) Michael A. Lukas, prem; (a) Max Cohn, 189 Grand av (1326).

55TH ST, n s, 95 w 4th av, int and ext alt in 2-sty garage; \$12,000; (o) Bay Ridge Garage, Inc., 361 55th; (a) S. Millman & Son, 26 Court (1250).

E 94TH ST, 1299, e s, 230.6 n Av K, int alts & ext to 2-sty fr dwg, 2 families; \$2,300; (o) Geo. Lawrence, prem; (a) Harry Rocker, 371 Fulton (1342).

BEDFORD AV, 1029, n e c Clifton pl, int alts & ext & str front to 3-sty fr str; \$9,000; (o) William Belmont Co., 23 Flatbush av, Julius Schoenberger, Pres.; (a) Albert Ullrich, 371 Fulton (1317).

BEDFORD AV, 967-9, n e c DeKalb av, int alts & str fronts to 3-sty str & assembly room; \$200; (o) John Clarke Est, 888 Bedford av; (a) Henry Holder, 242 Franklin av (1352).

CHURCH AV, 1636, s s, 275.9 e E 16th, alts & ext to 3-sty bk str, 2 families; \$4,000; (o) Florence M. Rodgers, care J. A. Davidson, 44 Court; (a) Frank W. Quinby, 99 Nassau (1330).

CLERMONT AV, 475, e s, 404 n Atlantic av, int alts to shop; \$500; (o) Schrders Sons, Inc., int alts to shop; \$500; (o) Schrders Sons, Inc., 783 Atlantic av (a) M. J. Roach, 307 W 70th, Manhattan (1324).

EASTERN PARKWAY EXT, n w c Lincoln pl, int and ext alt to 2-sty synagogue; \$10,000; (o) Cong. Adath Israel Ancha, 1388 Eastern Pkwy; (a) E. M. Adelson, 1778 Pitkin av (1262).

HUDSON AV, e s, 109.7 s De Kalb av, elevator in -sty factory; \$500; (o) G. Pisapia, 67 Spring, N Y; (a) C. D. Williams, 62 Fulton, N Y (1216).

MEEKER AV, 43, n w c Graham av, raise bldg, int alts, &c, to 3-sty fr str & 2-fam. dwg; \$2,300; (o) Gaetano, 455 Graham av; (a) Jas. Killop, 154 India (1311).

MERMAID AV, 2815, n s, 98.8 e W 29th, int alts, raise bldg 3 ft. & windows to 2-sty dwg, 1 family; \$500; (o) Jacob Surdut, prem; (a) Morris Perlstein, 49 Fulton av, Middle Village, L. I. (1349).

NASSAU AV, 131, n s, 25 w Oakland, int alts, &c, to str & 5-fam. 3-sty bk dwg; \$1,000; (o) John & Margaret Celler, prem; (a) Walter H. Volckening, 53 W 39th, Manhattan (1309).

NEW JERSEY AV, 403, s e c Sutter av, int alts & ext to 3-sty bk str & tn, 4 families; \$1,500; (o) Morris Abramson, 436 New Jersey av; (a) Wm. C. Winers, 106 Van Siclen av (1343).

NEW YORK AV, 56, s w c Atlantic av, int alts to str and garage; \$700; (o) Diedrich Runge, prem; (a) John J. Carroll, 158 Spencer (1323).

NOSTRAND AV, w s, 45.6 n Herkimer pl, extension in 3-sty str; \$4,000; (o) R. Steimer, 568 Nostrand av; (a) M. Morris Sons, 533 Nostrand av (1239).

PITKIN AV, 1665, n s, 25 w Chester, int alts & show window to 3-sty str & 6-fam. dwg; \$2,000; (o) Jennie Brerowitz, 128 Grafton; (a) E. M. Adelson, 1778 Pitkin av (1300).

RUGBY RD, n e c Wellington Court, ext and int alt to 2 1/2-sty dwg; \$2,000; (o) C. H. Caruthers, 755 Rugby rd; (a) Slee & Bryson, 154 Montague (1275).

ST MARKS AV, n s, 212 e Rogers av, int alt to 3-sty tnt; \$1,200; (o) L. G. Matthews, 638 St Marks av; (a) M Morris Sons, 533 Nostrand av (1245).

ST. MARKS AV, 1696 (displace 1694), s s, 20 e Eastern pkwy, int alts to 2-sty fr dwg, 2 families; \$100; (o) Samuel Galiff, prem; (a) Cohen Bros., 361 Stone av (1329).

3D AV, 268, w s, 67.3 s Union, alts & elevator shaft to 3-sty factory & 1-family dwg; \$500; (o) Mileo Lombardi, 641 4 av; (a) W. J. Conway, 400 Union (1332).

3D AV, 7114-24, n w c 72d, alts & storm shed to theatre; \$100; (o) Wm. Fox Theatre, Wm. Fox, Pres., prem; (a) Wm. F. Eicke, 231 11th (1331).

17TH AV, w s, 220 s 86th st, extension to 2 1/2-sty dwg; \$10,000; (o) P. Goldstein, 862 17th av; (a) Lubroth & Lubroth, 44 Court Queens.

ARVERNE.—Boulevard, s s, 50 e Ammerman av, ext to bk garage; \$7,000; (o & a) Beni. Epstein, premises (3535).

GLENDALE.—Continental av, w s, 381 s Metropolitan av, int alt to stable to provide for factory; \$1,000; (o & a) H. Goldberg, premises (3516).

LAUREL HILL.—Hobson av, s e c Water st, int alt dwg, new plumbing; \$1,000; (o & a) Rubin Shayowitz, 464 Graham av, Bklyn (3579).

UNION COURSE.—Rockaway Blvd, n s, 84 e Lott av, repairs to dwg; \$550; (o & a) Marlton & Co., 38 Park Row, N Y (53).

**Richmond.**

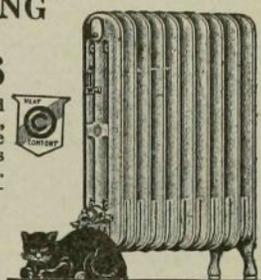
ROSEBANK.—St. Johns av & Tompkins av, new ext, stucco exterior on 2-sty fr dwg; \$1,000; (o) P. Raiston; (a) A. Magnoni, 112 50th, Corona, L. I. (22).

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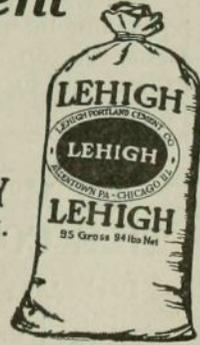
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