

# Real Estate Record and Builders Guide

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

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

Copyright, 1919, by The Record and Guide Company.

119 West 40th Street, New York (Telephone: Bryant 4800).

VOL. CV  
NO. 8 (2710)

NEW YORK, FEBRUARY 21, 1920

\$8.00 A YEAR  
20c A COPY

## Advertising Index

|                                | Page        |
|--------------------------------|-------------|
| A B See Electric Elevator.     | 4th Cover   |
| Ackerly, Orville B., & Son.    | 2d Cover    |
| Acme Service Corporation.      | 245         |
| Adler, Ernest N.               | 2d Cover    |
| A. J. Contracting Co., Inc.    | 264         |
| Alliance Realty Co.            | 236         |
| American Bureau of R. E.       | 2d Cover    |
| Ames & Co.                     | 2d Cover    |
| Amy & Co., A. V.               | 2d Cover    |
| Anderson & Co., James S.       | 236         |
| Armstrong, John                | 246         |
| Aspromonte & Son, L. S.        | 265         |
| Atlas Waterproofing Co., The.  | 267         |
| Automatic Fire Alarm Co.       | 260         |
| Beaumont Co., G. B.            | Title Page  |
| Bechman, A. G.                 | 246         |
| Berkshire Realty Co., Inc.     | 248         |
| Betz Brothers, Inc.            | 262         |
| Birdsall, Daniel, & Co.        | Front Cover |
| Boylan, John J.                | 2d Cover    |
| Brooklyn Metal Ceiling Co.     | 263         |
| Brown, Frederick               | 244         |
| Brown Co., J. Romaine.         | Front Cover |
| Burns Wall Paper Co., The.     | 248         |
| Butler & Baldwin.              | 2d Cover    |
| Cammann, Voorhees & Floyd.     | 2d Cover    |
| Carpenter, Leonard J.          | 2d Cover    |
| Chesley Co., Inc., A. C.       | 266         |
| City Investing Co.             | 236         |
| City and State Supervision Co. | 248         |
| Classified Advertisements      | 249         |
| Corning Co., Edward            | 4th Cover   |
| Corwith Bros.                  | 253         |
| Cross & Brown Co.              | Front Cover |
| Cruikshank Co.                 | Front Cover |
| Cruikshank's Sons, Wm.         | Front Cover |
| Cudner R. E. Co., A. M.        | 2d Cover    |
| Cushman & Wakefield.           | Front Cover |
| Cutler & Co., Arthur.          | 246         |
| Cutner, Harry B.               | 2d Cover    |
| Davenport Real Estate Co.      | 253         |
| Davies, J. Clarence.           | 247-253     |
| Day, Joseph P.                 | 2d Cover    |
| Dike, O. D. & H. V.            | 2d Cover    |
| Dowd, James A.                 | 2d Cover    |
| Duffy Co., J. P.               | 262         |
| Eastern Gas Appliance Co.      | 267         |
| Eberle, Edward F.              | 252         |
| Electric Service Eng. Co.      | 260         |
| Electro Sun Co.                | 263         |
| Ely & Co., Horace S.           | Front Cover |
| Empire Brick & Supply.         | 4th Cover   |
| English, J. B.                 | 2d Cover    |
| Fassler & Roberts.             | 262         |
| Finegan, Austin                | 2d Cover    |
| Finch & Co., Chas. H.          | 266         |
| Fischer, J. Arthur.            | 2d Cover    |
| Fox & Co., Fredk.              | 2d Cover    |
| Frank & Frank.                 | 263         |
| Fuller Co., Geo. A.            | 260         |
| Gallin & Son, John.            | 260         |
| Gilbert, Chas. L.              | 252         |
| Gold, Louis                    | 244         |
| Goodstein, Harry               | 252         |
| Goodwin & Goodwin.             | 2d Cover    |
| Hallback & Co., C. E.          | 260         |
| Hecla Iron Works.              | 265         |

## TABLE OF CONTENTS.

|   |     |
|---|-----|
| Editorials  | 237 |
| Realty Owners Urged to Readjust Building Insurance    | 239 |
| Realty Men Oppose Rent Commission at Albany Hearing   | 240 |
| Two Large Office Buildings for Upper Mid. Town Sites  | 241 |
| Real Estate for the Current Week.                     | 243 |
| Private Sales of the Week.                            | 243 |
| Statistical Table of the Week.                        | 253 |
| Sale of Henry Astor Estate Property Is Epoch Making   | 254 |
| Office Building for Former Academy Site in Brooklyn   | 255 |
| Survey of Building Operations in Queens and the Bronx | 256 |
| Public Work Important Factor in Building Situation    | 257 |
| Personal and Trade Notes.                             | 257 |
| Trade and Technical Society Events.                   | 257 |
| Current Building Operations.                          | 258 |
| Building Material Markets.                            | 258 |
| Contemplated Construction                             | 260 |
| Contracts Awarded                                     | 262 |
| Plans Filed for New Construction.                     | 263 |
| Standards and Appeals Calendar.                       | 267 |

## Advertising Index

|                                  | Page        |
|----------------------------------|-------------|
| Mississippi Wire Glass Co.       | 244         |
| Moses & Moses.                   | 244         |
| Nail & Parker.                   | 236         |
| Nason Realty Co.                 | 236         |
| Newins, Harvey B.                | 236         |
| New York Edison Co., The.        | 261         |
| New York Title Mortgage Co.      | 236         |
| Niewenhous Bros., Inc.           | 267         |
| Noyes Co., Chas. F.              | Front Cover |
| Obelisk Waterproofing Co.        | 258         |
| Ogden & Clarkson Corp.           | 2d Cover    |
| O'Reilly & Dahn.                 | 2d Cover    |
| Purdy & Co., John C.             | 267         |
| Payton, Jr., Co., Philip A.      | 248         |
| Pease & Elliman.                 | Front Cover |
| Pflomm, F. & G.                  | Front Cover |
| Poe, James E.                    | 246         |
| Pomeroy Co., Inc., S. H.         | 262         |
| Porter & Co.                     | Front Cover |
| Purdy & Co.                      | 248         |
| Queensboro Corporation, The.     | 245         |
| Rafalsky & Co., Mark.            | Front Cover |
| Ray, Inc., Willes.               | 2d Cover    |
| Read & Co., George R.            | Front Cover |
| Realty Associates                | 253         |
| Realty Company of America.       | 236         |
| Reis Co., John                   | 249         |
| Rheinfrank Bldg. Material Co.    | 249         |
| Ritch, Wm. T.                    | 260         |
| Roman-Callman Co.                | 249         |
| Ruland & Whiting.                | Front Cover |
| Runk, George S.                  | 2d Cover    |
| Ryan, George J.                  | 2d Cover    |
| Schindler & Liebler.             | 2d Cover    |
| Schwiebert, Henry                | 246         |
| Scobie                           | 246         |
| Seaver & Co., Frank A.           | 249         |
| Smith Co., Inc., E. C.           | 254         |
| Spear & Co.                      | 246         |
| Spielman Electric Company.       | 252         |
| Spotts & Starr.                  | 2d Cover    |
| Steinmetz, John A.               | 246         |
| Straus, S. W., & Co.             | 246         |
| Thompson Co., A. G.              | 244         |
| Title Guarantee & Trust Co.      | 256         |
| Tucker, Speyers & Co.            | 2d Cover    |
| Tyng & Co., Stephen H., Jr.      | 236         |
| Ullman                           | 246         |
| Uris Iron Works, Inc., Harris H. | 260         |
| Vogel & Rotkin.                  | 263         |
| Walsh, Irving J.                 | 2d Cover    |
| Watson Elevator Co., Inc.        | 4th Cover   |
| Weld & Suydam.                   | 236         |
| Wells Architectural Iron Co.     | 267         |
| Wells Sons, James N.             | 2d Cover    |
| Weich, S., Sons.                 | 253         |
| Westwood Realty Co.              | 249         |
| White Const. Co., Inc., The.     | 259         |
| White & Sons, Wm. A.             | 236         |
| Whiting & Co., Wm. H.            | Front Cover |
| Winter, Benjamin                 | 248         |
| Wood-Dolson Co.                  | Front Cover |
| Wyckoff, Walter C.               | 2d Cover    |
| Zicha Marble Co., A. R.          | 265         |
| Zittel & Sons, Fredk.            | 2d Cover    |

## Page

|                             |             |
|-----------------------------|-------------|
| Hess, M. & L., nc.          | Front Cover |
| Holmes Electric Protective. | 4th Cover   |
| Hyers Co., Inc., John S.    | 250-251     |
| Jackson, Daniel H.          | 248         |
| Kelly, Albert E.            | 252         |
| Kennelly, Bryan L., Inc.    | 2d Cover    |
| Kerns Co., James F.         | 249         |
| Knapp & Wasson Co.          | 2d Cover    |
| Kloes, F. J.                | 260         |
| Kohler, Chas. S., Inc.      | 236         |
| Lawrence Cement Co.         | 4th Cover   |
| Lawrence & Co., Geo.        | 263         |
| Lawyers' Mortgage Co.       | 244         |
| Lawyers' Title & Trust Co.  | 245         |
| Leaycraft & Co., J. Edgar.  | Front Cover |

## Page

|                                 |           |
|---------------------------------|-----------|
| Lehigh Portland Cement Co.      | 267       |
| Livers, Robert                  | 246       |
| Long Realty Co., A. J.          | 249       |
| Manning, Bernard Co.            | 248       |
| Manning & Trunk.                | 2d Cover  |
| Marbleoid Co., The.             | 264       |
| Markham Realty Corp.            | 236       |
| Martin, H. Samuel.              | 2d Cover  |
| Maurer & Son, Henry.            | 264       |
| May & Co., Wm. B.               | 248       |
| McLaughlin, Thos. F.            | 2d Cover  |
| McLaury Tile Co., Inc., D. H.   | 4th Cover |
| McMahon, Joseph T.              | 246       |
| Metropolitan Life Insurance Co. | 242       |
| Miller & Co., A. W.             | 246       |

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

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

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

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

### To the REAL ESTATE OWNER

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

### To the BROKER

Protection in Placing Loans;  
Quick Service.

### To the INVESTOR

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

### New York Title and Mortgage Company

#### OFFICES:

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

Established 1887

### CHAS. S. KOHLER, Inc.

Real Estate  
Insurance

Broker and Manager of  
Estates

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

### James S. Anderson & Co.

#### REAL ESTATE

Management  
Leasing  
Rentals  
Insurance

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

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

James S. Anderson  
Henry N. Farnald, Special

#### FOR SALE OR TO LEASE

Immediate Possession

Nos. 470-472 Seventh Ave.

40.8¼x100—Two Three-Story Buildings  
Mortgages \$125,000

Price Right—Easy Terms

Brokers Protected

Further particulars from

### NASON REALTY CO.

170 BROADWAY

Suite 915-919

Corlandt 7687-7688

### MARKHAM REALTY CORPORATION

31 Nassau Street

CLARENCE W. ECKARDT, President

Telephone: Rector 1865

### Wm. A. White & Sons

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

46 Cedar Street  
Established 1868

DEWITT C. WELD, JR. HENDRICK SUYDAM

### WELD AND SUYDAM

SPECIALISTS IN

### Real Estate of Highest Class

For Sale For Lease

For Investment

50 East 42nd Street

Phone—Vanderbilt 634-635

### Specialists in Harlem

and

### Colored Tenement Properties

### NAIL & PARKER

REAL ESTATE

145 West 135th Street  
New York City

JOHN E. NAIL  
HENRY C. PARKER

Telephone 7682  
Morningside 7683

### HARVEY B. NEWINS

INCORPORATED

Choice Investments in Manhattan and  
Long Island Properties.

CONSULT US

BROKERS PROTECTED

347 FIFTH AVE.

NEW YORK

Telephone: Vanderbilt 7276-7277-4678

### FOR LEASE

ON LONG LEASE

Plot in heart of Banking Dis-  
trict suitable for immediate  
improvement.

APPLY TO

The Alliance Realty Co.

CLARKE G. DAILEY

115 BROADWAY  
Telephone: Rector 3350

STEPHEN H. TYNG H. OAK BY HALL

### Stephen H. Tyng, Jr., & Co.

Incorporated  
Member Real Estate Board N. Y.

### REAL ESTATE MANAGEMENT OF BUSINESS PROPERTY

41 Union Square West

22 EAST 17TH STREET

Telephone: Stuyvesant 4909

### Mr. Dollar

Just now we hear a good deal of talk  
whether we will work five days a week  
or six days and whether we will work  
six hours a day or eight hours.

You have one workman in your employ  
who will not dispute with you about  
hours. He will work days, nights, Sun-  
days and holidays, 24 hours every day  
in the year.

His name is Mr. Dollar and our Mort-  
gage Certificates furnish the way to set  
him to work. He commences the day we  
receive your money.

These certificates are shares in Guar-  
anteed First Mortgages on New York City  
real estate and the payment of principal  
and interest is guaranteed by the Bond  
& Mortgage Guarantee Company.

### TITLE GUARANTEE & TRUST CO

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

176 Broadway, 137 W. 125th St., 370 E. 149th St.,

175 Remsen Street, Brooklyn

350 Fulton St., Jamaica 67 Jackson Ave., L.I. City

90 Bay Street, St. George, Staten Island

### The Realty Company of America

FRANKLIN PETTIT  
President

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

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

### City Investing Company

165 Broadway, New York

Capital, \$5,000,000

ROBERTE. DOWLING, President

# EDITORIAL

## Some Hope for the Taxpayers

The Legislature at Albany, although diverted from and delayed in its regular work by the Assembly's Socialist inquiry, is having presented for its attention numerous matters of importance to the people of the state. The regular quantity of legislation is being introduced, and the committees of the two houses are proceeding with their work in quite the usual manner. During the next three or four weeks such legislation as is to be passed at this session probably will be well in hand.

It is a little too early for the taxpayers of the state to judge as to whether economy or continued extravagance in state expenditures will result from the present session. Governor Smith and the legislative leaders frankly admit their grave concern over the tremendous increases which the various state department heads estimate they should have for the next fiscal year. It is agreed on all sides that the state government already is costing much more than seems reasonable, and will, unless the Legislature can find ways of cutting out millions of dollars from this year's estimates, become alarmingly high.

It is encouraging that thus early in the session Governor Smith and the legislative leaders are giving serious attention to the plan to consolidate state administration. The Governor has transmitted to the Legislature the report of the Reconstruction Commission, which proposes to reorganize the state government along two lines, namely, by simplification of machinery and by administrative control through a cabinet system and financial control through an executive budget.

It is, perhaps, too much to expect that a Democratic Governor and a Republican Legislature will handle this important proposition entirely without partisan consideration. It should be borne in mind by the Legislature, however, that the plan of Governor Smith's Reconstruction Committee has been approved in its main features by organizations and individuals of unquestionable standing and public spirit. There is general agreement that the Reconstruction Commission's plans is a vital step in the right direction, and party politics, whether Republican or Democratic, should not be permitted to block the great advance in state government which, in its general outline, this plan makes possible.

That the leaders in the Legislature are alive to the importance of the matter is shown by the introduction of constitutional amendments extending the term of the Governor from two to four years, providing that the Secretary of State, Treasurer, Attorney General and State Engineer and Surveyor shall be appointed by the Governor, instead of being elected, and making the Civil Service Commissioners constitutional officers. In another amendment provision is made for the establishment of a state budget system.

These amendments to the Constitution, if passed by

the present Legislature and by the Legislature of 1921, can be submitted to the voters of the state at the annual election next year. The adoption of these amendments, even though they may not fully satisfy some advocates of an improved state government, will go far towards solving the difficulties of the situation. Greater efficiency in the management of state affairs would result and with greater efficiency there should come real economy. The taxpayers of the state must have relief from the tremendous expenditures at Albany, as well as here in New York City and at Washington.

## Snow Removal

By the appointment of a Committee on Snow Removal, consisting of representatives of various departments of the city administration, Mayor Hylan has heeded the unanimous demand of New Yorkers for preparedness instead of haphazard methods in dealing with conditions that almost every winter cause them great inconvenience and considerable financial loss.

The Record and Guide was not alone in advocacy of a more prudent policy than has heretofore prevailed in the work of freeing the streets from the feathery plague that has the power to paralyze business and induce sickness and death. The daily newspapers generally voiced the universal demand that "something should be done about it" and that the city should never again be at the mercy of storms whose potency for harm comes from their frostiness. The Record and Guide, therefore, in common with other advocates of a policy of getting ready for next winter's work before the municipality is engulfed in snow banks, believes that the Mayor should be congratulated upon the appointment of the committee, and urges that the committee be accorded the assistance of everyone who may be able to make valuable suggestions or furnish information by which an adequate plan for snow removal may be worked out.

The personnel of the committee suggests that it is the feeling of the Mayor that a successful program for snow removal is solely a matter of co-operation between various branches of the municipal administration. No doubt much can be accomplished by co-ordination of thought and of effort among the employes of the city. And the selections of the Mayor's committee are happily representative of the best element within the municipal organization. But it is unfortunate that provision has not been made for the general public to have something to say in the matter, and it is especially short-sighted not to include in the membership of the committee someone from the Public Service Commission. It must also be occasion for regret that the Mayor did not include in the membership of the committee any of the numerous New Yorkers of great achievement in scientific fields who might have given direction to the scope of the inquiry that would have

helped materially in bringing about a satisfactory outcome of its investigations.

But on the committee are men who can get in touch with men of scientific attainments, and such men, as the Record and Guide pointed out last week, may be able to solve the problem of the removal of snow by attacking the enemy at the most advantageous moment when it is in its most vulnerable condition, which is while it lies untouched by plows and shovels on sidewalk and pavement in layers easily reducible to water. The representatives of the Fire, Police and Street Cleaning departments may be relied on to work out many valuable ideas. Capt. John P. Leo, Dr. Royal S. Copeland and the engineers on the committee should seek the assistance of scientific men, beginning with Thomas A. Edison and continuing through the lists of those who might be able to offer an electrical, chemical or other working out of a problem, the solution of which is worth many millions to this city alone, and which would be of inestimable value to the inhabitants of the temperate zones throughout the world whose winter storms are quite often intemperate and destructive.

### No Brick Famine

Building interests of the Metropolitan District need not fear a famine of common brick. A recent announcement that a shortage of common brick amounting to a famine exists was proved, upon investigation by the Record and Guide, to be wholly without basis of fact. There is no brick famine nor is one likely.

Although it is true that for some time the ice-bound condition of the Hudson River has prevented the ship-

ment of brick from production points, the demand for this commodity is not in excess of the available supply. According to competent authority a sufficient quantity of brick is on hand either in dealers' yards throughout Greater New York or on barges remaining unsold in the local wholesale market, to fill the requirements of any ordinary demand that might occur before the river is again open to tows. Only an unprecedented boom in construction during the next two months could make it difficult to obtain this commodity as early as desired.

It was estimated this week that at least 9,500,000 common brick is stacked in the yards of various building material dealers in the boroughs of Brooklyn and Queens. Added to this, another 1,500,000 brick is on hand in Manhattan yards. From an authentic source it has been learned that six brick barges, averaging 350,000 brick each, are now being unloaded at wharves in this city, and six additional barge loads remain unsold in the wholesale market. According to these figures, approximately 15,000,000 common brick are on hand in the Metropolitan District and immediately available for whatever demand arises. Furthermore, there is in the plants of the Hudson River brick manufacturers a volume of brick equal to that already in this city, and this can be called upon if the occasion demands. Shipment by rail is possible, although somewhat more costly than the usual water route. Since the river has been closed by ice some of the up-river producers who have yards equipped with railroad sidings have brought brick into New York City by rail, and, if necessary, a large part of the reserve stocks at these plants could be made available at but a slight increase over existing costs.

### Readers' Comment on Current Topics

New York, February 18.

Editor of the Record and Guide:

Real estate persons are usually wide awake to transportation needs, because it is the base of real estate.

Permit us to call your attention to the deplorable conditions of Canal street Brooklyn Rapid Transit stations, and at the same time volunteer some suggestions which may be of help to solve the unbearable congestions there.

1. Give transfers at City Hall station in the same manner as at Canal street station, at least during the hours between 6 and 7 evenings. This will take away a great many passengers coming from uptown who will change at City Hall or Chambers street for either Williamsburg or South Brooklyn trains. At this time the downtown rush from the financial district is practically over.

2. Permit Williamsburg bound passengers boarding South Brooklyn trains at uptown stations to empty out of two or three front cars at Canal street station. There is ample space for the purpose at the said station on the easterly end. This will reduce the congestion of the front cars and relieve the remaining passengers South Brooklyn bound and at the same time reduce the congestion of the platforms between the Broadway and Center street stations.

3. Connect the Delancey street line with the Broadway line at the short stretch of Kenmare street, so that some of the Williamsburg Bridge trains may run direct uptown. Note that 90 per cent. of the passengers of these trains transfer at Canal street. The opening of the Fourteenth street line will leave this congestion unchanged and even greater by that time, unless the aforesaid short connection is effected.

4. Connect the Broadway City Hall station with the Chamber street station by means of the existing Interborough tun-

nel of its City Hall terminal, thereby avoiding the issuing of transfers and the walk across City Hall Park. The two classes of traffic can be separated the same as at Times Square station.

A. D. EPSTEIN,  
American Bureau of Real Estate.

New York, February 20.

Editor of the Record and Guide:

Some time ago I expressed the opinion that some of the army camps adjacent to our city could be very easily converted into thriving communities. The buildings which are now erected are of fair construction and there is perfect sanitation installed.

In addition thereto there is regular train service, which is another advantage. My contention is that these camps, with very little expense, can be converted into living quarters, and instead of the equipment being thrown in the junk pile and sold as such, the Government might receive a considerably larger revenue by engaging in such an enterprise.

If the Government does not care to become a real estate operator it might be in a position to sell or lease its equipment to some concern or municipality who could handle the situation to advantage.

My idea in making this suggestion is to relieve the extreme shortage in living accommodations, and if this plan is looked into thoroughly, I believe that it would be found very practical. No more healthy place can be found to live in than these camp sites and they could be converted in a very few months if this plan were followed out.

Awaiting with interest your remarks, I am,

R. RANDEL WANGEMAN.

# REAL ESTATE SECTION

## Realty Owners Urged to Readjust Building Insurance

Agent Emphasizes Important Relationship Existing Between Enhanced Values and the Co-Insurance Clause

**R**EAL ESTATE and insurance brokers throughout the city are urging property owners to readjust their fire insurance policies. The recent increase in values of buildings has changed the insurance situation to such an extent that many property owners who were thoroughly protected several years ago when their policies were issued are today carrying inadequate insurance.

Thomas H. Kilduff of the insurance firm of Ogden & Fay, outlined for the Record and Guide yesterday the insurance situation as it applies to increased values of real estate. He said: "Take for example a building which in 1910 was valued at \$100,000. In compliance with the 80 per cent. co-insurance clause the owner would carry \$80,000 insurance. In case of loss or damage, the assured would collect the full amount of his claim up to the total amount of insurance, \$80,000. This same building in 1920 might be valued at \$150,000. The owner should then carry insurance up to 80 per cent. of the present day value or \$120,000. If he failed to increase his insurance to meet the advanced cost of his property and a loss occurs, he would only receive insurance on the old basis of \$80,000. The companies would only pay eight-twelfths or two-thirds of the loss and the owner would have to stand his proportion, four-twelfths or one-third, as he would be \$40,000 short (one-third of the \$120,000 which he should have carried.)

"Real estate and insurance brokers throughout the city are or should be bringing to the attention of their clients the significance of the standard fire insurance policy of the State of New York, which was revised on January 1, 1918 and which in its first mentioned condition states "does insure to the extent of the actual cash value (ascertained with proper deductions for depreciation) of the property at the time of loss or damage."

Co-insurance clauses are concerned exclusively with salvage and consequently operate only in the event of a partial loss, their purpose being to conserve to the insurance companies an equitable participation in the salvage. The under insured owner when partial loss occurs is thus debarred from assuming that all that was destroyed belonged to the insurance companies and all that was saved belongs to him. Companies are willing, however, that the assured take this stand to the extent of 20 per cent. of the total sound value of the property but insist that the insured furnish 80 per cent. insurance or be liable as co-insurer for any deficiency below that per cent."

Another way of explaining the eighty per cent. clause is as follows: Under the conditions of this clause the assured will recover the entire amount of his loss provided he has insurance on the property equal to at least eighty per cent. of the value thereof and provided further that the amount of loss does not exceed the amount of the insurance carried. A failure to maintain insurance equal to at least eighty per cent. of the value of the property places upon the assured a portion of the loss; for, under the conditions of the eighty per cent. clause, the insurers are liable only for such percentage of the loss as the amount of insurance bears to eighty per cent. of the actual cash value of the property at the time the fire happens. In no event are the insurers liable for more than the loss actually sustained by the assured nor for an amount in excess of the insurance carried.

For instance, if insurance carried equals 100 per cent. of value, insurers pay 100 per cent. of loss.

90 per cent. of value, insurers pay 100 per cent. of loss (provided loss does exceed amount of insurance).

80 per cent. of value, insurers pay 100 per cent. of loss (provided loss does exceed amount of insurance).

70 per cent. of value, insurers pay  $\frac{7}{8}$ , or 87½ per cent. of loss.

60 per cent. of value, insurers pay  $\frac{6}{8}$ , or 75 per cent. of loss.

50 per cent. of value, insurers pay  $\frac{5}{8}$ , or 62½ per cent. of loss.

40 per cent. of value, insurers pay  $\frac{4}{8}$ , or 50 per cent. of loss.

30 per cent. of value, insurers pay  $\frac{3}{8}$ , or 37½ per cent. of loss.

20 per cent. of value, insurers pay  $\frac{2}{8}$ , or 25 per cent. of loss.

10 per cent. of value, insurers pay  $\frac{1}{8}$ , or 12½ per cent. of loss.

It is interesting to note that merchants throughout the city are also being urged to readjust their insurance. Thomas A. Fernley, secretary-treasurer of the National Wholesale Dry-goods Association, has warned the trade of the danger of under insurance as the co-insurance clause applies with equal force to contents of buildings.

The Automatic Sprinkler Bulletin also recently called attention to the close relationship existing between property replacement value and co-insurance, declaring: "The reasons for increased valuations are many, and it is futile to try to outline what they are. It is enough to say that the average increase in actual replacement value, depreciation being figured at the usual rate, was about 70 per cent. during 1915-1916, whereas the increase in the amount of insurance carried was but little more than 13 per cent.

"From the foregoing, it will be seen that it should be a fundamental of every business that the actual replacement value of a business property be known. Without such knowledge, it is obviously impossible to place insurance with any degree of certainty that the right amount is being carried. This is so because a fire loss is adjusted on the basis of present replacement value after proper depreciation has been deducted."

Value as applied to business property investment does not include the money equivalent to the good will, or other so-called intangible assets but indicates the equivalent in money if the business was transferred from a willing seller to a willing buyer as a going concern. It must be remembered that the present value has nothing to do with the past costs. These simply show the purchasing power of the manufacturer at different periods in the growth of the plant investment. The most complete and accurate way to ascertain these two necessary business fundamentals, viz., present replacement value and collectible insurance indemnity, is to have an appraisal made through a competent medium specializing in this work. Although an appraisal is in some cases more or less expensive, it insures full and authentic results.

"The best plan is to get in touch with the agent or broker handling your insurance matters, as they are in a position to give advice as to the proper course to pursue in obtaining an accurate valuation.

# Realty Men Oppose Rent Commission at Albany Hearing

Program Provided by Jesse and Other Bills Will Not Relieve Housing Situation, Experts Say—More Mortgage Money Necessary

(Special to the Record and Guide).

Albany, February 20, 1920.

**T**HE recent commission idea incorporated in several bills introduced at this session was given a jolt at a hearing on the Jesse state-wide rent commission bill given by the Assembly committee on taxation this week. Not a single supporter of the measure appeared before the committee.

The hearing was confined to the Jesse bill, and the only inference that could be drawn from statements made by members of the committee while the bill was under consideration was that the Jesse measure which provides for two commissions, one for New York City and another for up-state cities, was dead. The arguments in opposition to this measure should have the effect of killing the Ullman and Schackno bills which provide rent commissions for New York City alone.

Rent commissions will not relieve the housing situation. This point was hammered home by the opponents of the measure who were headed by John L. Parish, secretary of the Advisory Council of Real Estate Interests in New York City. The other opponents were Stewart Browne of the United Real Estate Association; George W. Eidt, vice-president of the 12th and 19th Ward Real Estate Associations, Henry M. Goldberg, Bernard Goodman, representing the Greater New York Taxpayers Association, and S. Caplan, of the Civil Service Reform League.

Mr. Parish and the other opponents made it plain to the committee that legislation encouraging building, and not rent commissions, is the solution for the present congested housing problem. Bills which will permit savings banks and insurance companies to loan greater percentages than are now lawfully permitted will have a spurring effect on building, and legislation designed to safeguard property owners who are willing to build by removing some of the restrictions on the loaning sources will also help. The opponents of the bill pointed out that the landlords and property owners in New York City have not engaged in rent profiteering but that this abuse is chargeable to the persons who make a business of renting property for the purpose of subletting it.

Legislation designed to put teeth in the state income tax law was introduced this week by Senator Davenport and Assemblyman Judson, chairman respectively of the Senate and Assembly committees on taxation. These bills provide:

Enforcement of payment of income tax by non-residents whose earnings are made in this state by authorizing the state comptroller to compel filing of a return and institute proceedings to collect.

Examination of state income tax returns by the internal revenue department of the Federal government providing the federal government permits similar courtesy to the state income tax examiners.

Investigation of income from estates and trusts to ascertain their taxability.

Broadening the comptroller's powers to enable him to ascertain gain or loss with respect to income tax resulting from transfer of property by gift.

Vesting the state comptroller with powers of examination and investigation similar to the functions of the federal income tax collecting department.

Upon the strength of a special message from the governor, Senator Walters, majority leader of the Senate, introduced a bill appropriating \$545,000 to acquire a seven story and basement building located at 120 East 28th street and owned by the International Committee of the Y. M. C. A. for the purpose of housing the New York City bureau of the state industrial commission. The bill was promptly passed and signed by the governor. The bureau is now located at 230 and 411 Fifth avenue and the rental for these quarters ag-

gregates \$60,700 a year. The present lease expires in 1921. The rental of the Y. M. C. A. building which the state may purchase is \$110,000 a year, a factor which prompted the governor to invoke the legislature to appropriate moneys to purchase it.

Under the terms of a bill submitted by Assemblyman Evans it would constitute a misdemeanor for a landlord to rent or lease a flat or apartment in New York City without first having thoroughly renovated the same in a manner approved by the local board of health.

Pensions for widows and orphans of members of the New York City police department are made mandatory under the terms of a bill introduced by Assemblyman McCue. Assemblyman Donohue introduced another bill which provides for the payment of child welfare moneys to dependent widows regardless of the fact that the deceased husband was an alien or not. The bill also provides that no allowance shall be made on account of children born in a foreign land, unless the widow has indicated her intention of becoming a citizen.

Senator Karle introduced a measure appropriating \$25,000,000 for the payment of bonuses to the veterans of the world war, the money to be raised by bond issue.

Under a bill introduced by Assemblyman Blodgett the Penal Law is amended to prohibit persons not attorneys to draw instruments relating to the sale or exchange of real or personal property or the placing of any encumbrance or lien thereon, or to draw a will or any other instrument required by court rules, or to receive compensation for giving legal advice or examine abstracts of title.

Assemblyman Forbell introduced another measure amending the Executive Law so as to permit a notary public to draw any instrument of conveyance or mortgage of real property, executory contract for sale of real property, bill of sale or mortgage of personal property, or any other paper relating to sale or encumbrance of real or personal property, of which he takes acknowledgment, upon representing to the state regents proof of ten years' experience in drawing such papers.

Senator Walker has introduced in the Senate the municipal ownership bill favored by Mayor Hylan, which recently was sponsored in the Assembly by Minority Leader Donohue.

Assemblyman McKee produced a bill which would make it a felony to sell milk or rent a dwelling house at a profit not warranted by the amount of net capital invested or the risk incurred.

The Board of Aldermen of New York City would be authorized, upon the recommendation of the Board of Estimate and Apportionment, to increase the salary or compensation of any officer or employe of any county comprised in Greater New York, notwithstanding the provisions of any law fixing such salaries, according to the terms of a bill introduced by Assemblyman Ullman.

Acknowledgment of proof of conveyance of real property may be made before an official examiner of title within the district wherein he is authorized to perform official duties, a bill introduced by Assemblyman Mullen provides.

Late this week the governor sent a special message to the legislature urging the amendment of the so-called Child Welfare Law to provide for the payment of child welfare moneys to the widows of aliens for children born in this country and for the wives of men confined in prisons and insane asylums. The message was in support of the Donohue bill referred to, and it is expected another measure providing for the extension of the law to the wives of convicts and insane men will be introduced within the next week.

# Two Large Office Buildings for Upper Mid-Town Sites

George Backer and Gotham National Bank Plan Important Operations in District South of Central Park

**T**HE northward trend of business is emphasized by the preparations for commencing the construction of two large office building operations in the upper mid-town section of Manhattan. Plans for these projects are now nearing completion and it is anticipated that active construction will be started as soon as weather conditions permit.

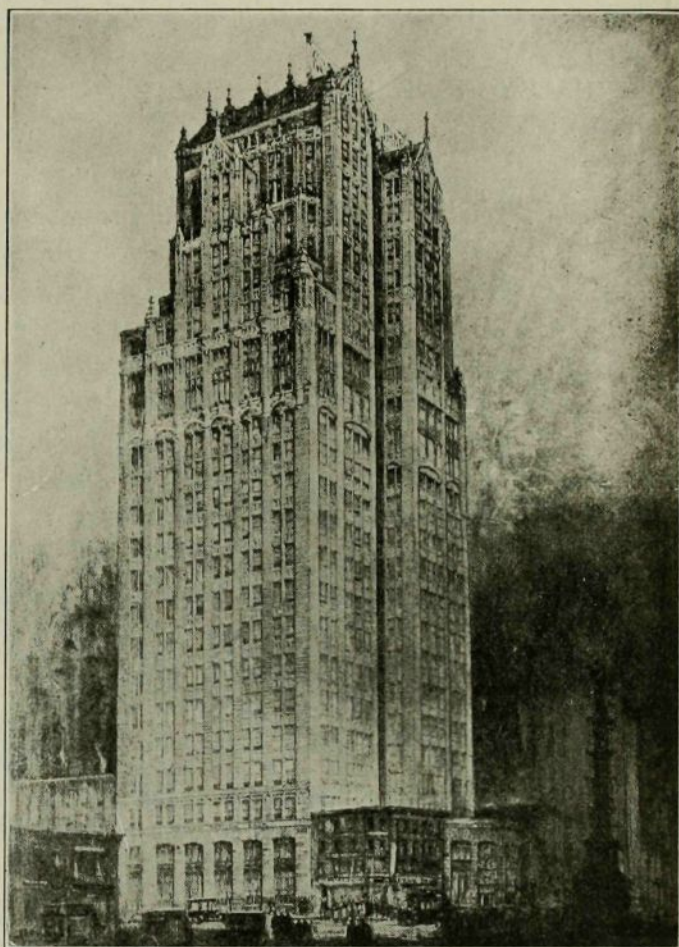
At the southwest corner of Fifth avenue and 57th street George Backer will construct an office and theatre building at a cost exceeding \$5,000,000 from plans by Warren & Wetmore, architects. This structure will be known as the Heckscher Building and will consist of a modern office building in the 56th street extension of which will be included a first class theatre which will be devoted to productions of the best character.

The structure on the 57th street corner will be thirty-two stories in height. The lower part of the main building will be 125 feet from grade to roof which is the limit permitted by the Zoning Law. This main structure will cover the entire Fifth avenue frontage of the plot. Above this level a tower twenty-two stories in height will start and this section of the structure will provide excellent office space for those desiring accommodations in this part of the city.

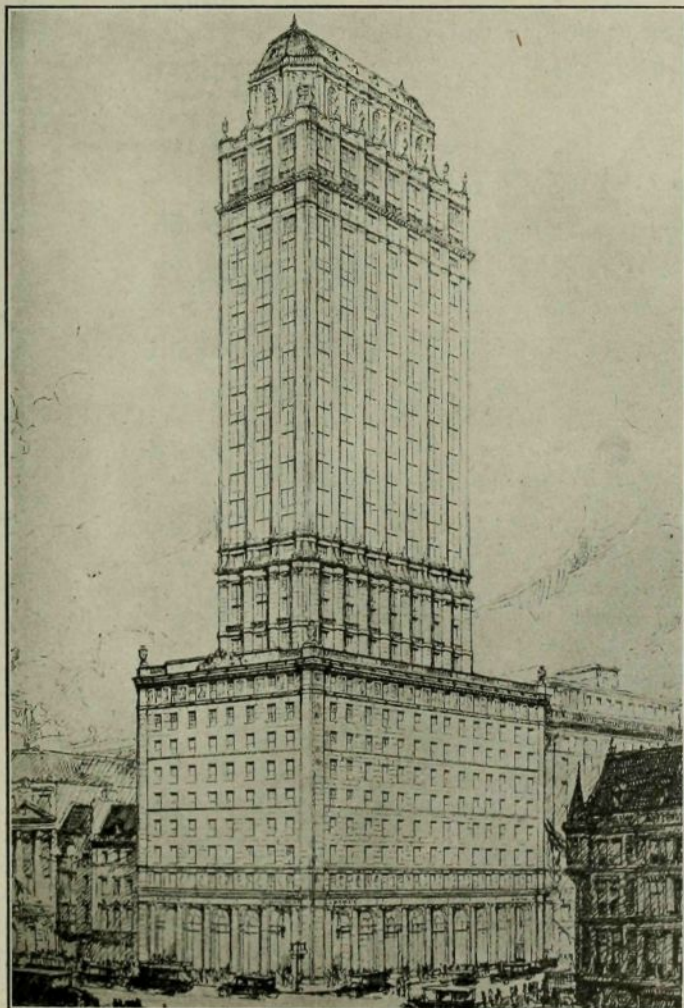
It is planned to devote the street floors to use as stores. An arcade commencing at the southerly end of the Fifth avenue side of the building and running the entire length of the property will have small booths on either side for display purposes. This arcade will connect with a similar one that

will start from the westerly side of 57th street. From this hall the shops, elevators to serve the building and theatre, will be reached. Through the arcade will be booths about 6 x 16 feet and the tenants occupying the shops will each be allotted one booth to display their merchandise. The plans provide for eight high speed electric elevators to serve the office building.

The theatre will have a seating capacity of 900 and will not contain a gallery. Plans for this project provide for 239,200



GOTHAM BANK BUILDING ON COLUMBUS CIRCLE.



PROJECTED BUILDING AT FIFTH AVE. AND 57TH ST.

square feet of office space that may be divided to suit the requirements of individual tenants.

The type of architecture of the exterior of this structure is to be a modern French Renaissance and it is planned to construct the facades entirely of stone.

The owner announces that already a number of applications have been received for office accommodations in this building.

The Gotham National Bank has had plans prepared by Sommerfield & Steckler, architects, for a twenty-three story bank and office building on Columbus Circle. This project will cover a plot 84 feet wide and 100 feet deep and will be the tallest structure occupying a Circle site.

As planned at this time the Gotham National Bank will occupy the entire main floor of this structure and a large part of the second floor. The entire first basement will be utilized for safe deposit purposes. The new vault, which will be one of the largest in this country, will have a capacity of more than 12,000 boxes. In addition, this department will have a large conference room in addition to the usual coupon booths.

# Largest Life Insurance Business in the World

## METROPOLITAN LIFE INSURANCE COMPANY

(INCORPORATED BY THE STATE OF NEW YORK)

HALEY FISKE, President

FREDERICK H. ECKER, Vice-President

**Total Amount of Outstanding Insurance** - - - **\$5,343,652,434**

*Larger than that of any other Company in the World.*

**Ordinary (annual premium) Life Insurance paid for in 1919** - **\$910,091,087**

*More than has ever been placed in one year by any Company in the World.*

**Industrial (weekly premium) Insurance paid for in 1919** - **\$508,590,405**

*More than has ever been placed in one year by any Company in the World.*

**Total Insurance placed and paid for in 1919** - - - **\$1,418,681,492**

*The largest amount ever placed in one year by any Company in the World.*

**Gain in Insurance in Force in 1919** - - - **\$914,140,618**

*More than ever has been gained in one year by any Company in the World.*

**Number of Policies in Force December 31, 1919** - - - **21,770,671**

*Larger than that of any other Company in America.*

**Gain in Number of Outstanding Policies** - - - **1,986,410**

*Larger than any Company in the World has ever gained in one year.*

**Assets** - - - - **\$864,821,824.55**

**Increase in Assets during 1919** - - - **\$89,367,126.27**

*Larger than that of any other Company in the World.*

**Liabilities** - - - - **\$835,736,487.38**

**Surplus** - - - - **\$29,085,337.17**

**Number of Claims paid in 1919** - - - **289,125**

*Averaging one policy paid for every 30 seconds of each business day of 8 hours.*

**Amount paid to Policy-holders in 1919** - - - **\$73,581,759.91**

*Payment of claims averaged \$505.93 a minute of each business day of 8 hours.*

**Metropolitan Nurses made 1,300,883 visits free of charge to 256,000 sick Industrial Policy-holders.**

**Metropolitan men distributed over Twelve Millions of pieces of literature on health—**

*Bringing the total distribution to over 200,000,000.*

**Reduction in general mortality at ages 1 to 74 in 8 years 17.9 per cent.**

*Typhoid reduction, 69 per cent.; Tuberculosis, over 33 per cent.; Heart disease, over 23 per cent.; Bright's disease, over 25 per cent.; Infectious diseases of children, over 46 per cent.*

In general reduction and in each case of disease, this is far greater than that shown by statistics of the Registration Area of the United States.

**Death Rate for 1919 lowest in History of Company.**



# Review of Real Estate Market for the Current Week

## Strong Demand for Small Residential Properties in All Parts of City Is Feature of Market Activity

**S**MALL properties held chief interest in the real estate market this week although there continued to be considerable buying of commercial properties in the downtown section. The great number of large deals affecting million dollar apartment houses and office buildings and the trend within recent months for so many business men to acquire their own buildings has tended to detract interest from the buying movement directed toward the acquisition of the small residential properties in practically every section of New York City.

Analysis of the private house situation in Manhattan, in the Bronx and in Brooklyn reveals buying activity almost approximating a boom, and this type of holding which several years ago was a drug on the market is now being eagerly sought. In Manhattan dozens of private houses on the West side are being taken over and altered into small apartment units; owners and brokers of this kind of property report an unprecedented demand for space of this description and a better buying market than in many years.

There is every indication that this kind of activity will continue for an indefinite period, especially since there has been no appreciable number of building projects in either Manhattan or the Bronx. As long as the demand for space

continues to outstrip the supply, tenants in apartment houses will endeavor to become owners.

Tenants of apartment houses are not the only ones who are forming syndicates to acquire realty. One of the most interesting transactions of the week involved the Exchange Court building at 52 Broadway which was sold to a syndicate representing fourteen concerns now housed in that building and adjoining properties. Several blocks to the north at 77 Cortlandt street a five-story brick building was taken over by a syndicate of lawyers who will also occupy space in the building.

Among other interesting transactions of the week was the sale involving the 12-story office building at the southeast corner of Fifth avenue and 43d street, formerly owned by the American Real Estate Company; the purchase of a row of buildings on Greenwich street by the Foundation Company to protect the present holdings in that corporation; the purchase of the Yale & Towne building at 9-11 East 40th street by Frederick Brown. The old St. Denis Hotel, held in the ownership of the Renwick family for nearly 250 years and which has been vacant for some years, was sold and will no doubt be modernized to meet the strong demand for commercial space in that neighborhood.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported but not recorded in Manhattan this week was 146, as against 152 last week and 75 a year ago.

The number of sales south of 59th street was 43, as compared with 56 last week and 24 a year ago.

The number of sales north of 59th street was 103, as compared with 96 last week and 51 a year ago.

From the Bronx 36 sales at private contract were reported as against 43 last week and 39 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 253.

#### 52 Broadway Bought by Tenants.

A syndicate headed by Edwin N. Chapman, of the firm of Chisholm & Chapman, members of the New York Stock Exchange, purchased the Exchange Court Building, at 52 Broadway, corner of Exchange place, from Robert E. Dowling, of the City Investing Co. The following Stock Exchange houses are interested in the syndicate: Carstairs & Co., F. M. Lockwood & Co., Prince & Whitely, Henry Zuckerman & Co., Wilcox & Co., Bossevain & Co., E. W. Wagner & Co., Billings, Olcott & Winsmore, Burnett, Laidlaw & Meyers, Post Bros. & Co. and Raymond Shaw & Co.

The building is to be devoted exclusively to offices of members of the New York Stock Exchange, and in that respect the building will be unique. It is understood that the building will be improved by giving special facilities to brokers, it being the intention to place in the basement safe deposit vaults in order that brokers who are tenants may conveniently and safely deposit their securities over night without going outside of the building. Exchange Court is thirteen stories high and covers a plot fronting 125 feet on Broadway, 130 feet on New street and 130 feet on Exchange place, adjoining the Standard Arcade on the north. Robert E. Dowling, the seller, acquired it last September from John Jacob Astor, son of Lord William Waldorf Astor, who had owned it for many years.

Last year the city assessed the property at \$2,000,000, of which \$1,900,000 represented the value of the land. The building was erected about fifteen years ago and has always been occupied by banking and stock brokerage concerns. W. E. Speers and Albert E. Ponter, of the Brown-Wheelock Co., negotiated the transaction.

#### Buy to Protect Beard Building.

To protect the twelve-story Beard Building at 120 to 122 Liberty street, running through the block to 123 to 125 Cedar street, the Foundation Company has purchased the four buildings, 141 to 151 Greenwich street, 124 Liberty street and 127 Cedar street. The combined plot covers the entire block front on the easterly side of Greenwich street from Cedar to Liberty streets, with frontages of 95 feet, 35 feet and 44 feet respectively, and contains 4,000 square feet. This is

the third sale negotiated by the Charles F. Noyes Company of the same properties within the last six months.

The purchasers recently secured through the same brokers the Beard Building from Frederick Brown, which property adjoins the purchase just made. With the additional plottage, the Foundation Company now owns nearly 10,000 square feet at this point, with an investment of over \$1,000,000, and if the Greenwich street block front is improved the deal will represent nearly \$2,000,000. The purchasers are now located in the Woolworth Building. Douglas L. Elliman & Co. was associated with the Noyes Company in the transaction.

#### Lawyers Buy on Cortlandt Street.

Activity in the Cortlandt street section is evident by the sale and immediate resale for improvement of the property at 77 Cortlandt street, southwest corner Washington street, the five-story brick building on lot area of 1,500 square feet, adjoining the large plot owned by the Pennsylvania Railroad. The property was sold by Samuel J. Tankoos for the Broadway-John Street Corporation to Joseph Weinstock and resold by the same broker to a syndicate composed of well known attorneys, who contemplate making immediate and extensive alterations and improvements, upon completion of which the entire upper floors will be occupied exclusively for law office purposes. Negotiations are pending to lease to a well known mercantile concern the entire ground floor and basement.

#### Fifth Avenue Corner Sold.

Robert B. Dula has sold the twelve-story office building at the southeast corner of Fifth avenue and 44th street, known as 527 Fifth avenue. The property has a frontage of 65 feet on Fifth avenue and 105 feet on 44th street. It is in the heart of the uptown financial and business district and close to the most important centers of transit in the city. Charles Newmark is the buyer. The property was held at \$2,750,000. It rents for \$250,000. The Harriman Bank occupies several floors in the building. Plans were filed recently by John Russell Pope for altering the lower part of the structure, changing the entrance from 44th street to the Fifth avenue side of the building. Mr. Dula bought the structure in 1916 from the American Real Estate Company. Townsend Horner, of Horner & Co., Inc., associated with George Howe, were the brokers in the transaction.

#### Old St. Denis Sold.

The St. Denis Hotel, the old six-story landmark at the south corner of Broadway and 11th street, opposite Grace Church, has been sold by the Renwick family. Garfield Moses, Ely Bennays and Joseph M. Brody are the buyers of the old structure. The syndicate bought the old corner through Joseph P. Day, who was to have sold it at auction on February 17.

The sale means the passing over of the Renwick family of a parcel which has been held by them for 250 years. The Renwicks inherited it from Henry Brevoort, who owned all that section of the city and lived on the site now

occupied by Grace Church. The old hotel, which has been vacant for several years, covers a site of 75 feet on Broadway and 198 feet on 11th street. It was erected when lower Broadway held the leading hotels of the city.

#### Astor Family Sells Lofts.

L. Tanenbaum, Strauss & Co. sold for the Jacob New Realty Company the six-story basement and sub-basement building 688 Broadway, 27x130. The majority of the leases on the building expire next February and negotiations are pending for a resale. The same brokers sold for the Farmers' Loan and Trust Company, as trustees for the William Waldorf Astor Trust, 93-99 Prince street, northwest corner of Mercer street, six-story basement and sub-basement buildings, on plot 100x100. They have also sold for the account of G. A. & H. Boehm and others 170 Greene street to Moe L. & Louis Silverman. The lessees were represented by Isidore F. Green, attorney. It is a six-story basement and sub-basement building, 25x100.

#### Operator Buys on 40th Street.

The Yale & Towne Manufacturing Company sold the eleven-story building it had built for its purposes about eight years ago at 9 and 11 East 40th street, between Madison and Fifth avenues, to Frederick Brown.

The sale was made through Ewing, Bacon & Henry, and it is understood to be preparatory to the vacating of the store, basement and five floors by the company, which, it is understood, will retain the top floor under lease for its executive offices. The company manufactures builders' hardware, and is one of the largest in the country.

#### First Sale Since 1853.

Pease & Elliman and Jay A. Lee sold for Joseph G. Minot and the estate of Grace J. Amory, represented by Fulton Cutting, attorney, the modern five-story building, 307 Fifth avenue, on lot 28x150, adjoining the corner of 30th street. This is the first sale of this property since 1853 and the purchase of the property was largely influenced by the success of the Save New York Movement and the proposed erection of the new Textile Building by George Backer on the block immediately to the south.

#### Lawyer Acquires Third Avenue Corner.

William S. Sussmann sold for Jacob A. Simmerman the former Stratton & Storm property at the southeast corner of 3d avenue and 27th street. The new owner is Harry G. Guttman, a Bronx lawyer, who is making his initial purchase as an operator. The property consists of four parcels, and has a combined frontage of 102 feet on 3d avenue, 75 feet on 26th street and 161 feet on 27th street. On the immediate corner is a seven-story apartment, known as the Lorena, on plot 75x85, with a seven-story loft building adjoining on the avenue, and six-story buildings at the rear on 26th and 27th streets. Mr. Sussmann purchased the property at auction for the present seller thirteen years ago for \$239,000. Part of it was occupied by the old Stratton & Storm cigar factory for a great many years.

# MONEY TO LOAN

on

## New York City Real Estate

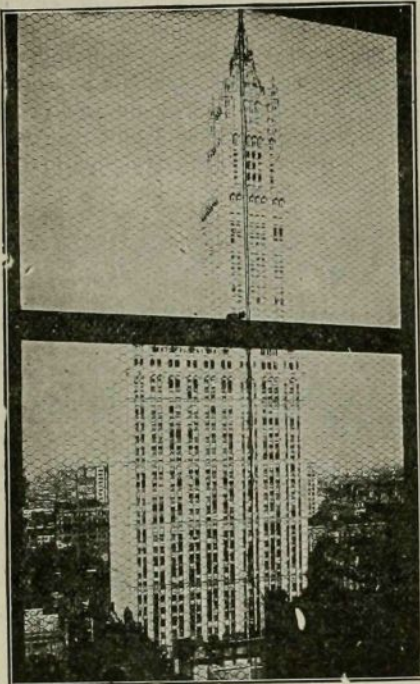
### LAWYERS MORTGAGE CO.

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

### Sale of 20th Street Loft.

Thomas J. O'Reilly has sold for the Aylesboro Corporation, A. Blumenthal, president, the nine-story loft at 11 West 20th street, on plot 28.6x92. The same broker recently sold for David Zipkin the adjoining nine-story building at 13-15 West 20th street to H. W. Gennerich, and since resold it to an investor. Mr. O'Reilly also sold for William Pierson Hamilton the old homestead, which was formerly occupied by Alexander Hamilton, at 17 West 20th street, on a plot 37x92, to the Stebbins Realty & Construction Company.

### Grocers Buy on Greenwich Street.

Marking a continuation of activity in the upper Battery district, William Cruikshank's Sons sold for the estate of Joseph Naylor to Abraham Sahardi, of the wholesale grocery firm of Sahardi Brothers, the five-story brick warehouses, 58 and 60 Greenwich street and 61 Washington street. The Greenwich street plot is 51.2x109.6x52x106.5½ and the Washington parcel, which connects, is 23.4x58.4x61.10½x22. There is a total of 7,000 square feet and the Greenwich street buildings are leased until 1922. The buyer will probably occupy the entire property when the lease expires.

### Buys Lexington Avenue Corner.

Charles A. Gould, president of the Gould Coupler Company, has purchased from Mattlage & Company, grocers, the building at 353 Lexington avenue, southeast corner of 14th street, and the two adjoining similar buildings at 349 and 351 Lexington avenue. The houses were former private dwellings, standing on a plot 35.6x87 feet, and were held at about \$155,000. The present intention is to remodel the houses into an office building for the company, which is now located at 30 East 47th street, corner of Madison avenue, providing a modification of the zone law can be obtained to sanction the change of occupancy.

### \$1,000,000 Site for Truck Company.

William D. Bloodgood, Inc., sold for a client to a holding company representing the Garford Motor Truck Company the entire block front between Crescent and William streets Long Island City. The property, which has a frontage of 200 feet on the south side of the Plaza and a depth of 170 feet, will be improved with a two-story building, providing about 25,000 square feet on each floor. The entire transaction will involve about \$1,000,000.

### Manhattan.

#### South of 59th Street.

**BROOME ST.**—Charles F. Noyes Co. sold for J. C. Moore, of the Major estate, the 5-sty building at 438 Broome st, 29x117, to the Hopkinson Bergen Co.

**CANAL ST.**—I. Townsend Burden sold to Frederick Brown 271 and 273 Canal st, through to 31 Howard st, three 5-sty buildings, 50x202x irregular, through the Brown Wheelock Co., Inc.

**FULTON ST.**—George Ehreth, president of the Lily Cup Co., bought from the Broadway-John Street Corporation, Elias A. Cohen, president, the 5-sty building at the northwest corner of Fulton and Water sts, 20x33x irregular, to be altered for the buyer's business. Cammann, Voorhees & Floyd were the brokers.

**GREENWICH ST.**—Hulbert Peck's Sons sold the 4-sty building at 326 Greenwich st, for George N. Griffith, whose father bought the property in 1866. The brokers now selling for Mr. Griffin have had continuous management since that date.

**JACOB ST.**—Charles F. Noyes Co. sold for occupancy for Max Marx the 6-sty building at 1 and 3 Jacob st, 40x65, to Samuel Lewis of Lewis & Rosenthal for occupancy.

**JOHN ST.**—Charles F. Noyes sold for George Sanborn, trustee of the Martin estate, to Sigsbee Graham, the 4-sty building at 111 John st, 20x26. The property has been placed in charge of the Noyes Co.

**LAFAYETTE ST.**—Irving Judis & Joseph Silverson bought 401 Lafayette st, a 7-sty loft, 25x100, from the Central Union Trust Co. The building was held at \$110,000. It rents for \$22,000. M. H. Gaillard & Co. were the brokers.

**LEONARD ST.**—Max Marx resold to I. Portman the 7-sty loft 16 Leonard st, 25x100, recently acquired by the seller at the Juilliard estate auction sale at the stand of Joseph P. Day, for \$45,500. A. H. Levy was the broker.

**PEARL ST.**—Lebertan Corporation has purchased, through Charles E. Moore, from Colonel I. J. Lovell, the 7-sty building at the southeast corner of Pearl and Beekman sts, 40.2x53.10x irregular.

**SPRING ST.**—Lebertan Corporation bought from Meyer Gans 151 Spring st, a 6-sty loft, 25x75, through G. E. Lapp and A. A. Voorhees.

**11TH ST.**—J. Irving Walsh sold for Fred A. Ryer the 3-sty dwelling, 22x103.3, at 119 West 11th st.

**15TH ST.**—John Peters sold for Thomas C. Martin to William Kopta et al, 433 East 15th st, 6-sty apartment, 25x103.3.

# BROKERS LOUIS GOLD

44 Court St., Brooklyn, N. Y.

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

OR

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

## FACTORY BUILDINGS

of

REINFORCED CONCRETE

and

MILL CONSTRUCTION

Anywhere in

GREATER NEW YORK

Phone Main 7050 for Appointment

## FREDERICK BROWN

### Real Estate Operator

217 BROADWAY

Telephone Barclay 4932

## A. G. THOMPSON CO.

### REAL ESTATE BROKERS and AGENTS

Expert, Economical, Management of  
Colored Tenement Property

Specialists in Harlem and  
Colored Tenement

2257 Seventh Avenue, at 133rd Street

New York City

Phone: Morningside 1610

## Moses & Moses

### HARLEM AND COLORED TENEMENT PROPERTIES

ALSO

CITY AND SUBURBAN  
REAL ESTATE

469 Lenox Avenue

Telephone Morn. 3191

15TH ST.—Duross Company sold for Joseph L. Buttenwieser the 3-sty house at 135 West 15th st to Christ Yankou.

16TH ST.—Edward H. Landon sold through Edwin N. Duffy the 5-sty building, 92x100, at 335 to 341 West 16th st, to an investor, who will alter for manufacturing and storage purposes. The property is now occupied by the American Railway Express Co., whose lease expires May 1, 1920.

17TH ST.—M. Forman & Co. sold 21 East 17th st, a 5-sty business building, 25x100, for Benjamin Menshall.

**North of 59th Street.**

64TH ST.—Plaza Realty Co. sold for Howard Taylor 19 East 64th st, a 4-sty dwelling, 22x100.5, to Mrs. Ethel Hoffstaedter of St. Louis.

64TH ST.—Harris, Vought & Co. sold for the Beacon Holding Co., represented by the Brown, Wheelock Co., Inc., the two 4-sty dwellings at 184 and 186 East 64th st, each 25x100.5, held at \$100,000. The new owner will alter the westerly house for his own occupancy.

67TH ST.—Cruikshank Co. and William A. White & Sons sold 56 East 67th st, a 4-sty dwelling, 20x80, now occupied by the Lincoln School for Teachers, College.

68TH ST.—Haggstrom-Callen Co. sold for John Mackey the 5-sty apartment, 20x100.5, at 105 West 68th st.

69TH ST.—Douglas L. Elliman & Co. sold for the estate of Charles J. McGourkey the 4-sty dwelling, 25x100.10, at 6 East 69th st.

73D ST.—L. J. Phillips & Co. sold for the Clark estate 27 West 73d st, a 4-sty dwelling, 22.6x102.2. Brown Wheelock Co. represented the sellers.

74TH ST.—The Brown-Wheelock Co., Inc., sold for Frederick Ambrose Clark 40 West 74th st, a 5-sty residence, with electric elevator, 25x102.2, to Louis M. Borden, the tenant. This is the fourteenth house sold by these brokers for the same owner since the first of the year.

76TH ST.—Josephine A. Collins sold for Mrs. Adele E. Walsh, of 133 West 76th st, a 4-sty dwelling to Mrs. Mary A. Clifford.

79TH ST.—Ernest N. Adler sold for Abraham Ruth to Adolph Horowitz 511 and 513 East 79th st, two 5-sty apartments, 90x102.2.

82D ST.—Holy Trinity Roman Catholic Church, now at 205 and 209 West 82d st, purchased as a site for an addition to its edifice, the 3-sty garage at 211 and 213 West 82d st, 50x100, from Theresa Mard.

82D ST.—Ryan & Co. sold through Harry Biehoff for Mrs. E. DeNeuville a 4-sty dwelling at 31 West 82d st, 26x100.

82D ST.—Froman & Taubert sold for David Steigerwald 166 East 82d st, a 5-sty flat, 25x100, to Emil Ornstein.

91ST ST.—John J. and Theodore A. Kavanagh sold for John Bopp the 3-sty dwelling at 129 East 91st st, 17.6x100.

92D ST.—Philip L. Liebman sold to Sadie Weiss the 3-sty dwelling, 19x100.8, at 129 East 92d st.

93D ST.—Pease & Elliman sold for Mrs. Emma P. Pauli the 3-sty dwelling, 17x72, at 67 West 93d st.

91ST ST.—The Old Guard of New York has completed negotiations for the purchase from Thomas L. Bennett of the 5-sty dwelling, 25x61.3, at 307 West 91st st, between West End av

and Riverside Drive. Capt. John W. Russell, judge advocate of the Old Guard, represented the buyer. Charles A. DuBois was the broker.

94TH ST.—John J. and Theodore A. Kavanagh, with Ruland & Whiting-Benjamin Co., sold for the estate of George Corbett the 5-sty apartment, 20x100, at 128 East 94th st.

95TH ST.—Henry von Bremen sold the 3-sty dwelling, 18.6x100.8, at 38 West 95th st.

102D ST.—Phillip Weinberg sold the 6-sty apartment house, 40x100.11, at 59 East 102d st.

112TH ST.—Harry Sugarman resold for a client of Loudon & Davis to Intmer & Cohen, 53 and 56 East 112th st, 40x100, a 6-sty apartment and four stores.

# No Default

or litigation can harm the holders of our Guaranteed Mortgages. We protect you, paying the agreed interest on the appointed dates and ultimately paying the principal in full.

## Lawyers Title and Trust Company

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

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

## The Queensboro Corporation

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Developers of

Queens Borough Real Estate

*The enormous increase in cost of labor and material makes it plainly evident that the conservation of your elevator equipment is of paramount importance.*

We not only keep your elevator equipment in good, serviceable condition, but we prevent untimely depreciation by scientific lubrication, systematic cleaning and timely renewal of the various parts.

**SERVICE AT ALL HOURS**

# ACME SERVICE CORPORATION

*Scientific upkeep of electrical equipment under yearly contract.*

246 CANAL STREET

NEW YORK CITY

Telephones—Day: Franklin 4765-4766; Night, Sunday and Holiday: Wadsworth 5522-5359

# It Is Good Judgment to Start Building Now

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

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

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

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

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

150 Broadway, New York

CHICAGO DETROIT MINNEAPOLIS  
SAN FRANCISCO

38 Years Without Loss to  
Any Investor

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

Money to Loan on First Mortgages

# 5%

Joseph T. McMahon

REAL ESTATE and  
MORTGAGE LOANS

188 and 190 MONTAGUE STREET  
BROOKLYN

Telephone: Main 834

SPECIAL ATTENTION GIVEN TO  
COLLECTING, RENTING  
AND MANAGEMENT OF ESTATES

112TH ST.—Charles Galewski also resold to Sarah Bernstein the 5-sty apartment 30 West 112th st, 30x100, renting for \$7,000 and held at \$40,000, through A. Zluzner.

112TH ST.—J. C. Hough & Co., sold for Joseph Shenk through Henry S. Mansfield, the 6-sty apartment, 511 West 112th st, 66x100.

113TH ST.—Pease & Elliman sold for Mrs. L. B. Havens the 4-sty dwelling, 20x100, at 618 West 113th st.

## Bronx.

BECK ST.—Leitner, Brenner & Leitner sold to M. Levine for Mrs. Lehnert 755 Beck st, a 3-fam. brick dwelling.

FAILE ST.—Emanuel Schwartz sold to Charles Kresney and S. Kally, through Nicholas Lopard, the 3-sty 2-fam. dwelling, 20x100, at 1053 Faile st.

EAST KINGSBRIDGE RD.—Wm. A. White & Sons sold for Walter J. Murray the 3-sty dwelling, 16x80, at 26 East Kingsbridge rd, to Jacob Stangenberg.

134TH ST.—Realty Trust sold for the Artee Realty Corporation 5-sty loft at 496-498 East 134th st to Coosa Co.

136TH ST.—Shaw & Co. sold for the Payne estate to Margaret Fox 361 to 363 East 136th st, two 3-sty dwellings, 35x100.

137TH ST.—Richard Dickson sold for J. W. Audibert four 2-fam. dwellings at 744 to 750 East 137th st.

137TH ST.—Richard Dickson resold for Philip Waldman a 2-fam. dwelling, 25x100, at 750 East 137th st.

139TH ST.—S. H. Frankenheim sold for Edward M. O'Gorman to M. Gitlin dwelling, 17x100, at 453 East 139th st.

141ST ST., ETC.—H. Mendelsohn sold the 5-sty apartment at 604 East 141st st, 50x95, for the Cortey Holding Co.; also sold the 5-sty apartment at 1526-1528 Webster av, 39x115.

170TH ST.—Richard Dickson sold for James M. La Coste and Emily Johnson a 2-fam. frame dwelling, 21.7x87.6, at 442 East 170th st.

173D ST.—Hudwill Corporation, Hudson P. Rose, president, bought the five frame dwellings at 441 to 449 East 173d st, corner of Park av.

202D ST., ETC.—Morton M. Green sold for Mrs. B. J. Coyne the dwelling at 257 East 202d st to Mrs. A. Kinsler; also for Mrs. Dearborn, dwelling at 1031 Fox st to I. Ross.

ARTHUR AV.—Charles J. and Julia K. Schurheck sold to Vincenzo and Antonina Lo Jacono the 3-fam. house at 2171 Arthur av through Elmer G. Gates, Angelo Di Benedetto and D. A. Trotta.

BRYANT AV.—Richard Dickson sold for Katherine Mahoney the 5-sty apartment, 40x100, at 1044 Bryant av.

BRYANT AV.—Moses H. Rothstein sold for Lampert Estate, Inc., to Max Klein, the 5-sty apartment at 1021 Bryant av.

BOONE AV.—Wm. S. Denison & Co., with G. W. Campbell, sold for the Welsh estate 1495 Boone av, a 3-sty dwelling, 25x100.

CLAY AV.—William H. Mehlich, Inc., sold for Franz and Maria Schuetz to an investor 1115 and 1117 Clay av, a 5-sty apartment, 38x100.

COLLEGE AV.—William Wolff's Sons sold for Martin Silverman 1374 to 1380 College av, two apartment houses, to Morris Weiss.

ELTON AV.—Shaw & Co. sold for the Andrews Institute for Girls of Ohio 810 Elton av, a 5-sty apartment, 50x100.

LONGWOOD AV.—Leitner, Brenner & Leitner sold to a client for the East Bay Land & Improvement Co. the two 6-sty elevator apartments covering the block front on the south side of Longwood av, between Beck and Kelly sts, fronting 200 ft. on Longwood av and 110 ft. on each street. The property shows an annual rental of approximately \$80,000.

## Brooklyn.

BALTIC ST.—Harry M. Lewis has sold for Franklin Trust Co., as substituted trustee under the will of James Crombie, deceased, and Dane M. Crombie of West Orange, N. J., Archibald M. Crombie of East Cleveland, Ohio, and Ruby E. Wyde of Manhattan, the two 2-sty brick dwellings, 583 and 585 Baltic st, to L. R. Realty Company, Inc., Lazarus Rosenberg, president. These buildings will be demolished and the 1-sty brick garage now in course of construction by the purchaser on the north side of Baltic st commencing 80 feet west of 4th av, will be extended to include this additional plot. This will give the garage a total frontage of 153.4 feet on Baltic st occupying the site of nine buildings which will be torn down to make way for it. The entire plottage was assembled for the builder by the same broker.

CEDAR PL.—Charles Partridge sold for C. E. Johanson the 2-fam. dwelling at 88 Cedar pl.

EAST 8TH ST.—Samuel Galitska and J. Lacov sold for the Kensington Home Corp. to Henry Seigle for occupancy a new 1-family house with garage on plot 30x100 on the west side of East 8th st, 310 feet north of Av. I, Flatbush. This house was sold from plans and will be ready for occupancy May 1.

EAST 12TH ST.—Clinton Trading Corporation sold to Carlo Miglina, the 2-sty building on the

east side of East 12th st, 160 ft north of Av K, on lot 20x59.

MANSFIELD PL., ETC.—Charles Partridge sold for John D. Campbell the dwelling at 527 Mansfield pl; also, for H. Lippman, the dwelling at 2218 Glenwood rd.

MONTAGUE ST.—Meister Builders (Inc.), resold to the K. W. W. Holding Co., 186 Montague st. This site was formerly occupied by The Academy of Music and was purchased by the sellers from The Pratt Institute. The purchasers intend to erect a 10-sty office building. This property was held at \$325,000. Walter Smith was the broker in this transaction.

QUINCY ST., ETC.—Realty Associates sold 121 Quincy st, a 4-sty dwelling, 40x100, to George Levenson, through B. Cetron, broker, and 14 Wolcott st, in the Erie Basin section, 1-sty frame dwelling, 20x100, to Patrick D. Walsh.

## JAMES E. POE

BUYS—SELLS—EXCHANGES

REAL ESTATE  
IN HARLEM AND VICINITY  
172 West 135th Street

Tel. Morningside 4118

## IF YOUR PROPERTY IS IN THE MARKET

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

*Spear & Co.*  
REAL ESTATE

840 BROADWAY

NEW YORK

## Manhattan Brokers

### JOHN ARMSTRONG

Real Estate Agent and Broker  
Tel. Harlem 211 1984 Third Ave., Cor. 109th St.

### ARTHUR CUTLER & CO.

Real Estate  
280 ST. NICHOLAS AVENUE  
Cor. 124th St. Phone: Morningside 9674

### ROBERT LEVERS

Real Estate—Insurance  
376 LENOX AVE., cor. 129TH ST.  
Phone: Harlem 2675

### A. W. MILLER & CO.

Real Estate—Management  
898 Eighth Ave., above 53rd Street  
J. P. & L. A. KISSLING Phone: Circle 591

## Bronx Brokers

### A. G. BECHMANN

Real Estate and Insurance  
Tel. Intervale 556 1065 SO. BOULEVARD  
One block from Simpson Street Subway Station

### HENRY SCHWIEBERT

Real Estate—Insurance  
3273 3RD AVE., near 164TH ST.  
Phone: Melrose 19

If you want to Buy, Sell or Exchange

REAL ESTATE

SEE S. E. Cor. Webster Ave.  
SCOBIE and Fordham Road

PHONE FORDHAM 1471

### JOHN A. STEINMETZ

Real Estate—Mortgage Loans  
1005 E. 180TH ST. Phone: Fordham 3566

Tel. 36 W'msbridge ULLMAN Burke St. Sub. Station  
Real Estate in All Branches  
3221 White Plains Ave., at Burke St. (297th St.)

**LONDON** *is 1950 years old*

**PARIS** *is 1560 years old*

**ROME** *is 2670 years old*

**BERLIN** *is 620 years old*

**NEW YORK** *is 310 years old*

NEW YORK, compared to other cities, is like a boy of 18.

The characteristics and features of its manhood are now discernible.

## The Heart of This Great City Is Now Settled for All Time

It is the district from 34th to 59th Sts., 3rd to 10th Aves. From this district, Transportation lines radiate to all parts of Greater New York and the United States.

## This Is the Hotel, Amusement and Shopping Centre

IT IS WITHIN THIS DISTRICT that most of the great improvements are being and will be made.

IT IS HERE that property will become the most valuable. For good profits, for conservative investment, this is the location in which to buy. It is in this centre that the properties of the HENRY ASTOR TRUST ESTATE are located.

Supreme Court Partition Sale, Charles F. Brown, Referee  
of the

## HENRY ASTOR TRUST ESTATE

WILL BE SOLD AT PUBLIC AUCTION, WITHOUT RESERVATION,  
at the HOTEL ASTOR, Broadway & 45th Street, 11 A. M.,

**TUESDAY, MARCH 9th, 1920**

70% may remain on bond and  
mortgage for 3 years at 5%.

Title insured free by Title  
Guarantee and Trust Co.

For catalogue and particulars apply to

**J. Clarence Davies,**

149th St. and 3rd Avenue, or 32 Nassau St.

**Joseph P. Day,** 67 Liberty Street,  
*Agents and Auctioneers*

MORRIS & McVEIGH, No. 32 Liberty Street,  
*Attorneys for Plaintiff*

## BENJAMIN WINTER

IN THE MARKET FOR  
WELL-LOCATED INCOME-  
PRODUCING PROPERTIES

### BROKERS

INVITED TO SUBMIT PROPOSITIONS  
QUICK DECISION GIVEN

Lansing Building

2299 BROADWAY

At 82nd Street

Suite 6

Phone: Schuyler 2897

## WHEN YOU RE-DECORATE

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

### THE BURNS WALL PAPER CO.

9 FLATBUSH AVE., BROOKLYN, N. Y.

## Philip A. Payton, Jr., Company

### REAL ESTATE AGENTS AND BROKERS

New York's Pioneer Negro  
Real Estate Agents

127 West 141st Street

Between Lenox and Seventh Avenues  
Telephone: Audubon 945

## William B. May & Co.

Special atten-  
tion given to  
the Management  
of Real Estate

No. 717 Fifth Avenue

Near 56th Street  
Phone: Plaza 270

## "THE WARAMAUG"

629 West 115th Street

Between Broadway and Riverside Drive

One of the Finest Apartment Houses in the  
Columbia University Section

8-Story Fireproof—On Lot 50x100

Two apartments of 7 rooms and 3 baths on each  
floor. Rents about \$25.00. Mortgages \$125,000.  
Is offered at an attractive price. Brokers pro-  
tected. Further particulars from

## DANIEL H. JACKSON

135 BROADWAY  
Suite 911

Phone: Rector 3569

Mrs. Margaret Sachs was the broker in the  
transaction.

WILLOW PL.—Realty Trust sold for the  
Artse Realty Corporation the 4-sty brick build-  
ing, 39 Willow pl, to C. Zonoras of Manhattan.

55TH ST.—Frank A. Seaver & Co. sold the  
1-fam. frame house 149 55th st for A. Widoro  
to a client for occupancy; also resold 317 Sen-  
ator st, 2-sty 2-fam. house, for Mrs. E. E. Paff  
to a client for occupancy.

65TH ST.—Realty Trust sold for the Alco  
Building Co. two 1-fam. brick dwellings in the  
Mapleton Park section, at 2054 65th st, to Sam-  
uel Weiss and 2042 63d st to Louis B. Teta.

BAY RIDGE AV.—Moriarty & Hollahan sold  
the 3-sty 3-fam. house at 446 Bay Ridge av for  
D. Lutjen.

### RECENT LEASES.

#### Record Fifth Avenue Rental.

At an annual rental of \$1,750 a front foot  
reported to be a record price for 5th avenue  
property in the Grand Central station zone, the  
six-story building at 537 5th avenue was leased  
by Edward S. Rothchild, president of the Pub-  
lic National Bank, to the Nivlen Realty Com-  
pany of which C. M. Noble is treasurer. The  
lease, which is for a term of twenty-one years,  
calls for a gross aggregate rental of \$1,113,000,  
the lessees paying all taxes and charges against  
the property during the term. The property con-  
sists of a six-story building on a lot fronting  
30 feet in 5th avenue and having a depth of  
100 feet. It is located on the east side of the  
avenue between 44th and 45th streets on the  
same block with Delmonico's. C. M. Noble, as  
treasurer of the Nolan Company, recently pur-  
chased the adjoining property, 535 5th avenue,  
a five-story building on a plot 30x100 feet for a  
figure close to \$575,000.

#### Hanan & Son to Move.

Clark T. Chambers has leased for a long  
term the six-story building, 27x100, at the south-  
west corner of 56th street and 5th avenue to  
Hanan & Son, shoe dealers, who will remodel  
the building and use the store for their business.  
The upper floors will be rented to art dealers.  
The building is directly opposite that of Duv-  
een Brothers and is occupied by Charles' of London,  
who finds the premises inadequate for his ex-  
panding business. He is seeking larger quarters  
and for the present will maintain his show-  
rooms immediately adjoining, in 56th street, in  
connection with his warehouses. Charles of  
London was represented by Hollander & Wein-  
heimer and Hanan & Son by Anthony F. Tuozzo.  
The rental to be paid under the new lease is  
said to be around \$50,000 a year net.

#### Bronx Department Store to Enlarge.

The Adams-Flanigan Dry Goods Company  
have leased from Augusta Dorn, 2858 3d avenue,  
running through to East 149th street and also  
bought the lease from the Haffen Brewing  
Company, John M. Haffen, president, covering  
northeast corner of East 149th street and 3d  
avenue. This gives the Adams-Flanigan Com-  
pany the entire square block, bounded by 3d,  
Westchester and Bergen avenues and East 149th  
street. The Adams-Flanigan Company will  
erect a fireproof building on plot, with entrance  
to the subway, when present leases expire. Eu-  
gene J. Busher Company negotiated both deals.

#### Downtown Landmark to Go.

Charles B. Van Valen, Inc., and George Ket-  
chum leased for Dennison Burke, restaurateur,  
a four-story building, 62 John street, on lot 22x  
100, adjoining the corner of William street. The  
lessor is Louis Freidlander, optician, now lo-  
cated at 36-8 John street, who is compelled to  
move as these buildings are to be altered by  
Elias A. Cohen into offices. Mr. Freidlander has  
already declined a large profit for his lease of  
No. 62. Mr. Burke retires from business after  
30 years in this building, which he purchased  
about a years ago. The Freidlander Company  
will occupy the second and half of the third  
floors upon completion of the alterations, cost-  
ing about \$25,000. The rear of the third floor  
will be used by H. Kroll and A. Mander. The  
fourth floor has been sub-let to Herman Baum,  
Inc., now at 1 Maiden lane. Almost simultane-  
ously with the signing of the Freidlander  
lease the Van Valen Company and Mr. Ketchum  
leased the store, basement and sub-basement to  
Frank R. Redner and Paul C. Redner, nephews  
of Mr. Burke, who will continue the restaurant  
business. The aggregate amount of the leases  
involved is in excess of \$600,000.

#### \$1,000,000 Madison Avenue Lease.

Nonotuck Silk Company and the Corti-  
Silk Company leased for ten years from 1922,  
at an aggregate rental of \$1,000,000, the store,  
basement and second floor, about 50,000 square  
feet, in 118 Madison avenue, northwest corner  
of 30th street, through M. & L. Hess.

#### Big Sixth Avenue Leases.

Jacob J. Talbot and P. J. Cuskley have leased  
for Mary Fitzsimmons 749 and 751 6th avenue  
and 102 West 43d street, three four-story build-  
ings, formerly an "L" around the southwest cor-

## OWNERS and LESSEES of SALOON PROPERTIES

We can demonstrate to you how  
saloon and brewery buildings can  
be profitably converted for other  
uses. We act in an advisory capac-  
ity to real estate owners, agents,  
lawyers and trustees on all execu-  
tive, legislative and judicial regu-  
lations affecting real property.

*Correspondence is invited  
from those interested.*

### City and State Supervision Co., Inc.

25 West 42nd Street, New York

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

## BERKSHIRE REALTY CO., Inc.

SPECIALIZING IN THE  
PURCHASE and SALE of

## BROOKLYN PROPERTY

Quick decision given to all par-  
cels submitted by BROKERS.

44 Court St., Brooklyn  
Suite 711 Phone: Main 5736

## 235 Water St.

between Beekman St. and Peck Slip

5-Story Store and Loft Building  
Size, 16.6x73½

Small bonus will get possession.  
Mortgage, \$10,000 at 5½—2 years.

ATTRACTIVE PRICE

(Brokers Protected)

## Manning-Bernhard Co.

233 Broadway Phone: Barclay 6487

## LIBERTY BONDS

BOUGHT and SOLD

All Issues and Denominations  
Bought and Sold for Cash at Stock  
Exchange quotations and full inter-  
est to date.

Call or send by registered mail.

## PURDY & CO.

LIBERTY BOND SPECIALISTS

Tel. { 3174 } John 34 Pine St.  
      { 3175 }               New York  
      { 3176 }  
      { 3177 }

ner, to Nathan Auerbach, who will occupy part of the premises. The lease is for twenty-one years and involves about \$500,000. Michael J. Mulqueen represented the owner, and Choincy & Weinberger represented the lessee, as attorneys. The National Liberty Fire Insurance Company has taken a lease of two floors in the Buckley-Newhall Building, which is nearing completion, at the southwest corner of 6th avenue and 41st street, facing Bryant Park. The lease covers the fourth and fifth floors and involves upward of \$500,000. The company has been located for fifty years at the southeast corner of William and Cedar streets, which it sold recently to Elias A. Cohen.

STEPHEN H. TYNG, JR., & CO. leased for Douglas L. Elliman Co. three floors in their new building at 15-17 East 49th st for a long term to Pyrene Mfg. Co. for offices, and to the same company, with Henry Hof, the entire building at 241-5 East 41st st; for M. V. Brady, two floors at 520-8 West 27th st to Taiyo Trading Co. for warehouse purposes; offices in 1140 Broadway, with Cross & Brown Co., to H. G. Rockwell & Co.

CHARLES B. VAN VALEN, INC., rented for the Molan Realty Corporation the three upper floors of 50-54 John st. The building will be remodeled, yielding about 1,700 ft. of floor area. The lessor is the Motor Car Mutual Fire Insurance Co., Walter B. Renton, general manager. The lease will bring them from 20 Nassau st into the very heart of the insurance district, in the immediate vicinity of the new homes of the Travelers' and the Home Insurance companies.

WM. A. WHITE & SONS leased for John D. Rockefeller, Jr., to Nanyang Bros. Tobacco Co., importers and exporters, one-half of the 3d loft of 680 5th av.

WHITE-GOODMAN leased the top loft at 11 West 17th st to the C. & S. Dress Co.; the 5th loft at 29 West 26th st to Goldstein & Wallace; the 4th loft at 39 East 31st st to Bloom & Finkelstein; the top loft at 29 West 26th st to Pomerantz, Adelman & Wasserman; the 1st loft at 29 West 26th st to Joseph Bros., and the store at 152 Madison av to the Hillside Silk Co.

**REAL ESTATE NOTES.**

JAMES J. ETCHINGHAM has been appointed agent for 521 West 52d st and 226 East 96th st.

LOUIS CARREAU has been appointed agent for 149-151-153-155 East 34th st, and the "West-dale," 602-604 West 139th st.

PEASE & ELLIMAN have been appointed by Harris Pomerantz managers of the new apartment and store property at 2532 Broadway.

THOMAS J. O'REILLY has procured a first mortgage loan of \$300,000 for Carl G. Pfeiffer, covering the 6-sty building at 605 5th av, on a plot 25x100.

JOSEPH M. NIMHAUSER, formerly with L. J. Phillips & Co. for over eight years, and recently discharged from service, has started in real estate brokerage business at 200 5th av.

L. TANENBAUM, STRAUSS & CO. have been appointed agents for 718-720 Broadway, 443-445 Broadway, 28-30 East 10th st, 64-66 East 11th st, 115-117 Bleecker st and 159-161 Mercer st.

THE ONYX BUILDING CORPORATION has taken title to the Albemarle Building, at the northwest corner of 24th st. and Broadway. Albert B. Ashforth, (Inc.), has been appointed agent.

LEO SCHLOSS, who has been associated with New York Title and Mortgage Co. and American Trust Co. for many years in the mortgage department, has opened an office at 271 West 125th st, where he will conduct real estate and mortgage business.

ANNOUNCEMENT is made that the name of the Guardian Holding Co. will be changed to Stafford Brothers, Inc. The present business will be continued without change other than that of the corporate change. The offices of the corporation will be moved on March 1 from 50 East 42d st to 26 West 44th st.

WM. PIERRE JOCKIN has been appointed agent of the Francis Emory Fitch Building which is now under course of construction on a plot at 136-138 Pearl st, running through to and including 102-104 Water st. Scott & Prescott, the architects, announce that the building will be ready for occupancy on May 1.

CHARLES F. NOYES COMPANY has negotiated renewal of leases for John V. and Hery V. D. Black, covering the entire 11-story "Black Building" at 200 William st, corner of Frankfort, with the American Type Founders Co., Stillman Appellate Printing Co., Peter DeBaun & Co., Trunk Brothers, Rode & Brand and Neo-Gravure Printing Co. The aggregate rental of these leases is in excess of \$750,000. Several of the tenants, including Rode & Brand and Neo-Gravure Printing Co., required additional space, and the Noyes Company report that the demand for premises in this district is far greater than the supply. The Noyes Company also announce that negotiations are now pending by a group of tenants in the vicinity to purchase from Max Marx the southeast corner of Gold and Frankfort streets, a plot of about 11,000 sq. ft., for the purpose of erecting a publishing building.

**Classified Advertisements**

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

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

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

**SITUATIONS WANTED.**

BUILDING construction executive, expert estimator, systematizer, auditor, accustomed to big business, wants live position. Box 642, Record and Guide.

YOUNG MAN, thoroughly experienced in real estate collection and management; college education; best credentials; hard, efficient worker; salary or commission. Box 645, Record & Guide.

YOUNG MAN (25), college graduate, senior, N. Y. University Law, commercial office experience, desires connection; salary no consideration; excellent references. Box 644, Record & Guide.

REAL ESTATE—Young man (23), 5 years' experience, management, leasing, sales, seeks connection with reputable firm or estate. Box 647, Record and Guide.

**SITUATIONS OPEN.**

A HIGH CLASS Fifth Avenue real estate firm would like to have associated with them a gentleman to make a specialty of country estates on the north shore of Long Island. Address Box 616, Record & Guide.

**LONG ISLAND CITY**

**INDUSTRIAL PROPERTIES**

**ROMAN-CALLMAN COMPANY**

BRIDGE PLAZA BUILDING

Phone: Astoria 725

**LONG ISLAND CITY**

**Real Estate Renting and Salesman**

A young man, with experience, can secure an attractive proposition with a downtown concern; salary or commission. Confidential. Box 646, Record and Guide.

**Brooklyn Brokers**

**JAMES F. KERNS CO.**

BAY RIDGE REALTY SPECIALIST

7109 THIRD AVENUE

BROOKLYN

Phone: 202 Bay Ridge

**A. J. LONG REALTY CO.**

REAL ESTATE and INSURANCE

Expert Appraisers, Mortgage Loans

An Authority on Flatbush Property

743 Flatbush Ave, corner Clarkson St.

Phone: Flatbush 5352

BROOKLYN

**JOHN REIS COMPANY**

REAL ESTATE BROKERS AND APPRAISERS—LOANS AND INSURANCE

805 FLATBUSH AVE.

Phone: Flatbush 1400-1401

BROOKLYN

**FRANK A. SEAVER & CO.**

BAY RIDGE REAL ESTATE

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

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

Phone: 1474-5 Bay Ridge

**WESTWOOD REALTY CO.**

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

Headquarters Flatbush Realty

Apartment Houses Successfully Managed

685 FLATBUSH AVENUE

Telephone: Flatbush 4030

**BUILDERS AND CONTRACTORS, ATTENTION!**

**RHEINFRANK BUILDING MATERIAL CO., Retiring**

here instructed

**SMITH & JAFFE; PHILIP SMITH, Auctioneer**

to sell at Public Auction

Starting WEDNESDAY, FEB. 25, 1920, at 11 A. M.

and continuing daily until completed

Their Large, Desirable Stock of



**Building Materials, Accessories & Equipment**

CONTAINED IN THEIR BUILDING, SHEDS AND YARDS

614-620 East 14th St., through to 13th St., near Ave "B," New York City

CONSISTING OF

500,000 FEET OF LUMBER, IRON of all kinds and descriptions; Plumbing Materials, Pipe and Fittings; Steamfitters' and Carpenters' Materials; Granite, Bluestone and Marble.

LARGE ASSORTMENT OF COLONIAL, Italian and French Mahogany Doors, Mantels, Tile and Crystal Chandeliers, suitable for architects and interior decorators.

MACHINERY consists of Power Boilers, Electric and Hand Drills; Power, Steam, Electric and Hot-Air Pumps; Electric Elevators, Electric and Hand Hoists, Elevators, Electric Fans, Blowers and Motors and a large amount of Scrap Metals and Iron.

HORSES, WAGONS AND STABLE EQUIPMENT

INSPECTION WITH DESCRIPTIVE CATALOGUE

SATURDAY, FEB. 21; MONDAY, FEB. 23; TUESDAY, FEB. 24, 1920

FROM 9 A. M. TO 5 P. M.

For further particulars apply to

RHEINFRANK BUILDING MATERIAL CO.,

640 East 14th Street, New York  
Telephone: Forsyth 9280

SMITH & JAFFE, Appraisers & Auctioneers.  
Offices and Showrooms: 68 W. 45th St., N. Y.  
Telephone: Vanderbilt 2524

# Important Alteration Completed in Record Time

**John S. Hyers Co., Inc., Remodels Former Grand Rapids Building  
at Cost of \$125,000 in Less Than Thirty Working Days**

**O**CCASIONS frequently arise where the time element in a building contract supersedes all other considerations and when large amounts of money can be saved or gained by reducing to the minimum the number of working days required to complete a project.

Such was the case when the John S. Hyers Co., Inc., took the contract to remodel the twelve-story warehouse at 36 West 32d Street, formerly occupied by the Grand Rapids Furniture Company, and alter the building in such a manner that the various floors could be rented as offices and showrooms. This work represented an expenditure of approximately \$125,000, and as every day that mechanics were employed meant a loss of rent for the new owner, it was decided to exert every possible effort in order to cut down the lost time to the lowest possible point. The building was turned over to the contractor on December 31, 1919, and the owners desired occupancy for their tenants by February 1, 1920, thus leaving less than thirty working days to alter this structure and install the new equipment called for in the specifications.

Some idea of the scope of this contract and its manner of progression may be obtained from the following working schedule:

The general contract for this work was awarded early in November, and immediately upon signature the builders arranged with sub-contractors and material dealers for the delivery of work according to a prearranged schedule. Sub-contracts were awarded with the proviso that all materials and built-up work was to be delivered on the job site December 31, which was the time set for the Grand Rapids Furniture Company to turn over the building to the new owners. In consideration of this objective it was made a part of the contract that sub-contractors were to be paid 85 per cent. of the amount of their contract when the work was delivered, and it was largely this plan that made it possible for a building record to be made.

Practically all of the material and built-up work was delivered on the job in four days after the new owner assumed possession. In order to facilitate progress these material deliveries were immediately, upon arrival, distributed to the various floors upon which they were to be used and a vast amount of confusion and loss of time was thereby eliminated.

One of the biggest problems in connection with this contract was the removal of the old flight of stairs throughout the twelve stories and their substitution by an entirely new flight, with iron rails and marble treads. The removal of the old stairs required a considerable amount of cutting by an acetylene gas torch. During the time that the old stairs were out of the way the construction of a new vent

shaft was commenced and an entirely new toilet layout was installed on each floor. By the time the new stairs were finished to the twelfth floor the entire rough plumbing had been installed and practically all of the new fixtures had been set in their proper places. At this time also the fire-proof enclosure for the new stairs, vent shafts and toilets were complete.

During the period of work on the new stairs, shaft, enclosure, etc., a total of fifty-eight window openings were cut in the east wall of the building, from the seventh to the twelfth floor inclusive, in order that additional natural light might be secured for these floors. At the same time all cutting and framing for a new freight elevator was accomplished, elevator installed and an entirely new fireproof enclosure erected.

Part of the contract provided for the change of the electrical layout of the building from a one-tenant proposition to independent floor control and this necessitated new wiring throughout, with considerable new conduit work, installation of panel boards, boxes, etc. It was further required to wire for an independent lighting circuit controlling the fire exits on all floors.

Although the heating system had been adequate for the demands of the former tenant it was not sufficient for the requirements of the building in its new character of occupancy and it was necessary to change the location of the boiler in the basement so as to increase the bunkerage space and also to install additional radiation in order to heat all parts of the building to a temperature of 70 degrees in zero weather.

During the time this work was in progress there was installed at the rear of the building a secondary means of egress that experts have declared to be one of the most complete of its kind ever erected, and in conjunction with this a fireproof passage to the street was built on the first floor.

All of the windows in the rear of the structure had to be made fireproof by the installation of kalamein frames and sash, which were glazed with polished wire glass.

Adequate protection from the fire hazard was provided by installing a 100 per cent. sprinkler equipment and the erection of a 5,000 gallon house tank on the roof, complete with additional roof framing, etc.

The contract also included the painting of ceilings and side walls, halls, etc., and the construction of an entirely new freight entrance and a main entrance corridor on the first floor. This latter work involved an eight-foot wainscot of Tennessee marble, tile floors and ornamental plaster ceiling.

A thoroughly complete organization of highly trained experts in building, with outside and inside departments fully co-ordinated and operating in full accord made it possible to accomplish this gigantic task in record-breaking time and without inconvenience to the owner. This same organization is at the disposal of architects and owners who have building problems to solve and who demand speed and efficiency as a prime consideration of the work in hand.

13 West 30th Street  
New York City

**JOHN S. HYERS**  
BU

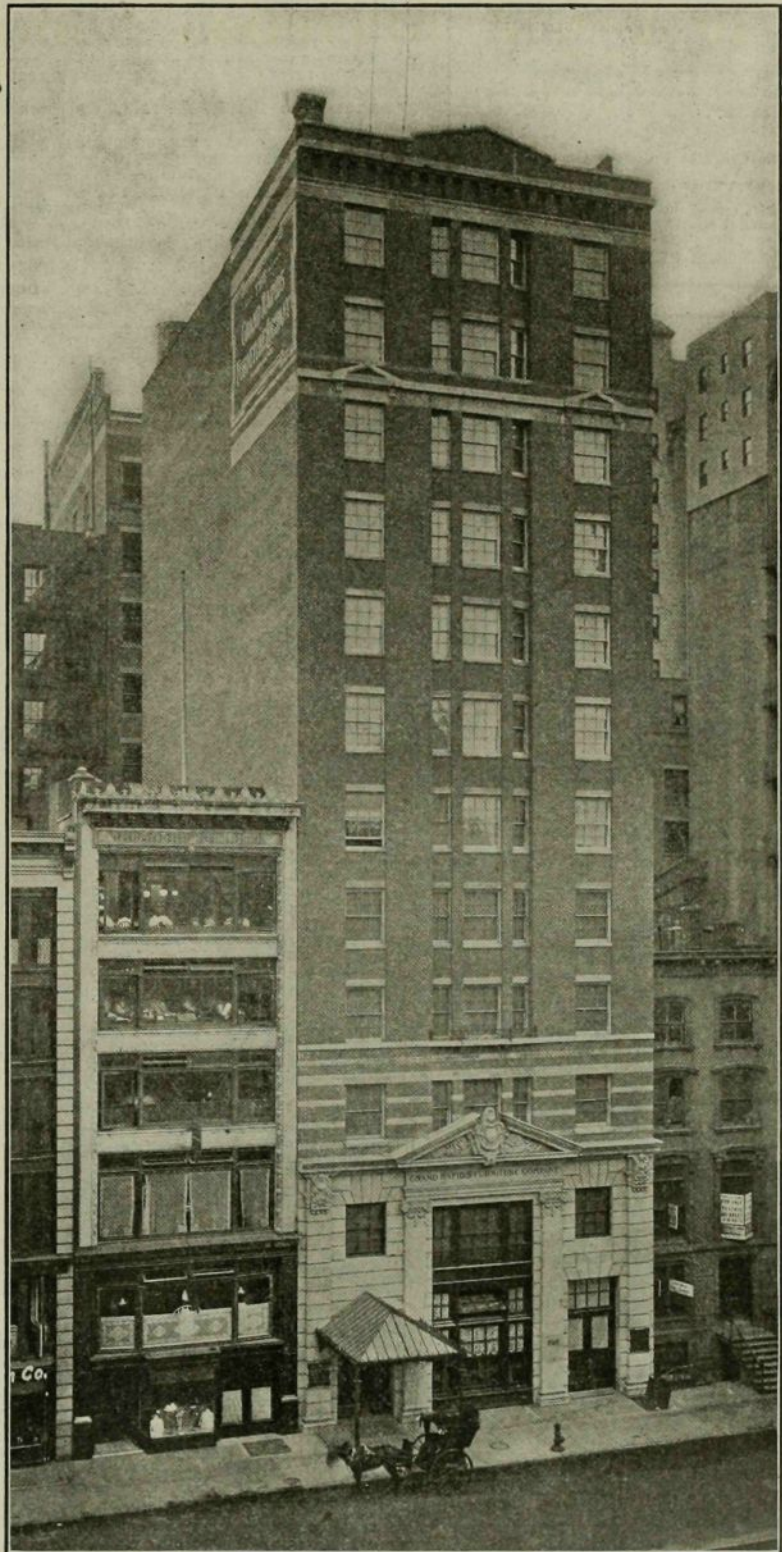
JOHN S. HYERS, President

GEORGE H.



## Log of the Job

- December 4, 1919**—General contract awarded to John S. Hyers Co., Inc.
- January 2, 1920**—Started removal of main stairway, preparatory to the erection of the new flight.
- January 5, 1920**—Commenced cutting for fifty-eight window openings in east wall.
- January 5, 1920**—All materials and built-up work delivered on job site and distributed to various points where it was to be used.
- January 6, 1920**—Started excavation for boiler pit in basement.
- January 10, 1920**—Work commenced on installation of Automatic Sprinkler system.
- January 15, 1920**—Commenced tiling floors in new toilet rooms. Boiler removed to new position; additional radiation provided and electrical work started.
- January 26, 1920**—Began setting tile floors and marble wainscot in main entrance hall. Started painting of ceilings and side walls.
- January 31, 1920**—All trades practically finished with their respective branches of the work and building cleaned of rubbish.
- February 1, 1920**—Remodeled structure turned over to owners by John S. Hyers Co., Inc.



# COMPANY, Inc.

ERS

Vice-President

DAVID L. WEIL, Secretary-Treasurer

Telephone:  
Madison Sq. 99

**HARRY GOODSTEIN**

REAL ESTATE OPERATOR

261 BROADWAY

Suite 509

Phone: Barclay 1922

**"The Hillcrest"**

430 WEST 116th ST.

opposite Columbia University Grounds

7 Story Elevator Apartment House

on plot 100x100, one of the finest apartment houses in the Columbia University Section. Booklet and full particulars on request.

BROKERS PROTECTED

**ALBERT E. KELLY**

Successor to

Frederick A. Booth

Real Estate and Insurance

SPECIALIST IN THE MANAGEMENT  
OF PROPERTIES

41 UNION SQUARE

NEW YORK

Tel. Stuyvesant 1125

Reg. U. S. Pat. Off.  
CONNECTICUTTELEPHONES, ANNUNCIATORS  
and Electrical Specialties

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

**SPIELMAN**

ELECTRIC COMPANY

1931 Broadway New York City  
Telephone: Columbus 4147**MAP and PRINT  
Mounting and Coloring**

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

**EDWARD F. EBERLE**

88 PARK PLACE NEW YORK

Telephone: Barclay 9955

Tel. Bedford 5906

Member Brooklyn Board of Brokers

**Chas. L. Gilbert**

REAL ESTATE BROKER

APPRAISER

Renting, Collecting, Insurance

WATER FRONTS

FACTORY SITES

Efficient management

of Brooklyn Real Estate

753 Nostrand Ave.  
at St. John's PlaceBROOKLYN  
NEW YORK**LEGISLATIVE BILLS AFFECTING REALTY**Measures Introduced at Albany Approved or  
Disapproved by Real Estate Board of New York

At the regular weekly meeting of the Legislation and Taxation Committee of the Real Estate Board of New York, action was taken on the following bills:

*Assembly Int. 175, Pr. 175, McDonald.*—To amend the Greater New York Charter, in relation to notice of sale of tax liens for non-payment of taxes; assessments or water rates.

The object of this proposed amendment is to prohibit the sale of a tax lien unless "notice of such sale shall have been served by registered mail upon the owner of such property at least three months prior to the date of such sale."

The object of the tax lien law was among other things to cure defective titles. A great many lots in the city could not be improved because it was impossible to locate the owners, and the lots remained unimproved. It is in such cases that the tax lien law effectively applied. In the foreclosure of a tax lien or in case of a sale of tax lien affecting such a lot it is absolutely impossible to locate such owner or his heirs or to serve them personally. If this bill becomes law it will render the law a nullity in one case (at least) where it has been very effective.

There has been a great deal of sharp practice under the tax lien law, but property owners can in all instances avoid the sale for taxes by paying the taxes. Some obligation is attached to being a property owner, and if it were observed there would be less opportunity for sharp practice. The bill is disapproved.

*Assembly Int. 353, Pr. 366, Pette.*—To amend the Penal Law, in relations to drawing certain instruments and legal papers by persons not admitted or registered.

This bill would prevent brokers from drawing ordinary contracts, and satisfaction of mortgages and mechanics liens, leases, etc. (except of their own property), and prevent the drawing by laymen of a variety of small, unimportant legal documents which they now draw. The bill seems unnecessary and is disapproved.

*Assembly Int. 185, Pr. 185, Bourke.*—To amend the Real Property Law, in relation to registering title to real property.

This is an amendment to the so-called Torrens Law.

It amends Section 380 by striking out so much of that section as permits the court to accept a report made by a title insurance company. There has been much controversy over this provision of the law, and it was inserted therein after much debate. It seems unwise to omit this provision. The work of the title companies is likely to be more accurate than that of an irresponsible political appointee.

The amendment requiring the judgment of registration to be filed in the Register's office, and as to the filing of notice of appearance, is unnecessary but not harmful.

The amendment in case of loss of duplicate certificate is not without merit.

The amendment to Section 428 is an attempt to "place the county back of the assurance fund" (see Law Journal of January 27, 1920), and has been the subject of much controversy in the past.

The amendment strikes out from this section the provision "no claim or judgment on a claim from indemnity shall be binding on the County Treasurer (in New York City the City Chamberlain) for an amount exceeding the amount credited to the assurance fund."

The amendment is unwise and almost vicious and is disapproved.

*Senate Int. 59, Pr. 59, Walker. (Same as Assembly Int. 347, Pr. 360, McCue.)*—To provide for submission to the qualified electors of the State at the general election in the year nineteen hundred and twenty the question, "Are you in favor of ratification by the Legislature of the proposed amendment to the Constitution of the United States, prohibiting the manufacture, sale or transportation of intoxicating liquors for beverage purposes?"

The Real Estate Board consistently since 1914 has taken the position that "while deeming it not within its province to consider the merits of the question of prohibition, believes that the control should remain in the jurisdiction of the respective States, and for that reason is opposed to the principle of control by the Federal Government." For this reason the Board of Governors approves this bill.

*Senate Int. 200, Pr. 202, Walters. (Same as Assembly Int. 4, Pr. 4, Amos.)*—Concurrent resolution of the Senate and Assembly, proposing an amendment to Article One of the Constitution, in relation to proposed amendments to the Constitution of the United States.

This bill was submitted to the Board of Governors, and makes provision for a referendum upon the proposition to amend the Federal Constitution. This is a salutary proposal deemed to serve the rights of the respective States and is approved.

*Assembly Int. 337, Pr. 348, Healy.*—To amend the Greater New York Charter, authorizing the Commissioner of Plant and Structures to acquire the ferry operated between the Borough of Manhattan and Astoria, Long Island.

This bill, submitted to the Board of Governors, authorizes the operation of a Municipal Ferry between Manhattan and Astoria.

The Real Estate Board has consistently disapproved municipal operations of public utilities, and in view of the city's experience along these lines sees no reason for this bill. It is, therefore, disapproved.

*Assembly Int. 434, Pr. 458, Donohue.*—To amend the General City Law, in relation to the acquisition, ownership and operation of public utilities by cities.

This bill was submitted to the Board of Governors. It is identical with Senate Int. 806, Pr. 904, Foley—1919. The bill is disapproved. It would add a new subdivision to Section 20 of the General City Law, to authorize cities of the State to acquire and to operate any public utility determined by the local authorities to be necessary, expedient or for general welfare. It is an exceedingly dangerous proposition and is one which should receive scant consideration from the Legislature.

**Henry B. Davenport.**

Henry B. Davenport, president of the Home Title Insurance Company of Brooklyn, died of a stroke on Monday evening at his home, 600 Flatbush avenue, Brooklyn. Mr. Davenport was born in Brooklyn on June 1, 1854, and had lived here all his lifetime. His father, Amzi Benedict Davenport, came to Brooklyn as a young man from New Canaan, Conn., and established, and for years maintained, a large day school for young men where Parker's Restaurant is now located on Willoughby street. His mother was Janet Joralemon Dimon, daughter of John Dimon, one of the founders of the Nassau National Bank, and granddaughter of Judge Tennis Joralemon.

Mr. Davenport was educated at the Polytechnic Institute, was for a time an engineer in the United States Navy, later studied law and was admitted to the Bar in Brooklyn, where he continued in practice until 1906, when he organized and became president of the Home Title Insurance Company. He was one of the founders of the Old Flatbush Trust Company and a trustee until its merger with the Broadway Trust Company. He was the leading spirit among the organizers of the Flatbush Savings Bank, and continued as a trustee from its organization in 1910. He was a member of the University Club of Brooklyn, an honorary member of the Knickerbocker Field Club, of which he was one of the earlier members, and of a number of literary, historical and scientific societies.

He is survived by his wife, Mrs. Flora Lufkin Davenport, and two sons, Henry Joralemon Davenport of Brooklyn and Maurice Davenport of Cleveland, Ohio.

**Industrial Commission Buys Home.**

Alfred E. Marling, of Horace S. Ely & Company and chairman of the International Commission of the Y. M. C. A., sold the headquarters of the International Commission at 122 and 124 East 28th street to the State of New York for a headquarters for the Industrial Commission, at present occupying the top floor in 230 5th avenue. The Y. M. C. A. property fronts 60 feet in 28th street and 41 feet in 27th street. The main structure, having a frontage of 40 feet in the former street, is seven stories high. The remaining 20 foot frontage with a depth of 98.9 feet is improved with a three-story building.

The deal was made directly between Mr. Marling and Gov. Smith after the latter had asked the Legislature for an emergency appropriation of \$545,000 with which to make the purchase. Gov. Smith explained to the Legislature that the nature of the business transacted by the Industrial Commission makes the commission an undesirable tenant and the owners of the 5th avenue building offered the State \$10,000 if it would surrender its lease which expires May 21, 1921.

**Bronx Dinner on March 2.**

The Banquet Committee of The Bronx Board of Trade, which is arranging for the twenty-sixth annual banquet of the organization at the Hotel Astor, 44th street and Broadway, on Tuesday evening, March 2, announced on Wednesday the name of one of the speakers of the occasion. "Americanization" will be the theme of all the formal addresses. The first speaker to be named by the committee is Hon. John A. Small, former chairman of the House Committee on Rivers and Harbors, and recently elected president of the National Rivers and Harbors Congress.

The 1920 Banquet Committee of The Bronx Board of Trade consists of Alfred Goldman, chairman; August F. Schwarzler, Maurice Muller, Adolph G. Hupfel, r., William S. Germain, William H. Bolton, Philip J. Schneider, Philip F. Mahoney, Joseph M. Callahan and Charles Kiesling.

# 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<br>Feb. 11 to Feb. 17 | 1919<br>Feb. 13 to 19 |
|------------------------|----------------------------|-----------------------|
| Total No.              | 378                        | 132                   |
| Assessed Value         | \$26,653,200               | \$8,725,500           |
| No. with consideration | 40                         | 18                    |
| Consideration          | \$2,349,400                | \$363,000             |
| Assessed Value         | \$1,887,100                | \$432,000             |

|                        | 1920<br>Jan. 1 to Feb. 17 | 1919<br>Jan. 1 to Feb. 19 |
|------------------------|---------------------------|---------------------------|
| Total No.              | 2,451                     | 942                       |
| Assessed Value         | \$207,332,400             | \$69,848,500              |
| No. with consideration | 289                       | 119                       |
| Consideration          | \$23,068,900              | \$3,959,872               |
| Assessed Value         | \$19,473,300              | \$4,401,300               |

## Mortgages.

|                      | 1920<br>Feb. 11 to Feb. 17 | 1919<br>Feb. 13 to 19 |
|----------------------|----------------------------|-----------------------|
| Total No.            | 188                        | 51                    |
| Amount               | \$4,531,450                | \$2,137,317           |
| To Banks & Ins. Cos. | 30                         | 9                     |
| Amount               | \$1,132,000                | \$1,227,500           |
| No. at 6%            | 120                        | 23                    |
| Amount               | \$2,266,125                | \$1,412,196           |
| No. at 5 1/2%        | 41                         | 6                     |
| Amount               | \$1,031,950                | \$134,500             |
| No. at 5%            | 13                         | 17                    |
| Amount               | \$795,000                  | \$308,500             |
| No. at 4 1/2%        | 1                          |                       |
| Amount               | \$3,000                    |                       |
| No. at 4%            | 1                          |                       |
| Amount               | \$1,000                    |                       |
| Unusual Rates        |                            |                       |
| Amount               |                            |                       |
| Interest not given   | 12                         | 9                     |
| Amount               | \$434,375                  | \$282,121             |

|                      | 1920<br>Jan. 1 to Feb. 17 | 1919<br>Jan. 1 to Feb. 19 |
|----------------------|---------------------------|---------------------------|
| Total No.            | 1,581                     | 425                       |
| Amount               | \$58,970,196              | \$7,807,665               |
| To Banks & Ins. Cos. | 214                       | 83                        |
| Amount               | \$14,715,400              | \$3,501,250               |

## Mortgage Extensions.

|                      | 1920<br>Feb. 11 to Feb. 17 | 1919<br>Feb. 13 to 19 |
|----------------------|----------------------------|-----------------------|
| Total No.            | 82                         | 17                    |
| Amount               | \$2,674,224                | \$2,547,300           |
| To Banks & Ins. Cos. | 70                         | 7                     |
| Amount               | \$2,449,224                | \$2,309,500           |

|                      | 1920<br>Jan. 1 to Feb. 17 | 1919<br>Jan. 1 to Feb. 19 |
|----------------------|---------------------------|---------------------------|
| Total No.            | 335                       | 206                       |
| Amount               | \$24,662,024              | \$14,913,500              |
| To Banks & Ins. Cos. | 222                       | 119                       |
| Amount               | \$21,355,474              | \$12,854,450              |

## Building Permits.

|               | 1920<br>Feb. 12 to Feb. 18 | 1919<br>Feb. 14 to 20 |
|---------------|----------------------------|-----------------------|
| New Buildings | 8                          | 3                     |
| Cost          | \$3,184,000                | \$1,660,000           |
| Alterations   | \$570,360                  | \$257,000             |

|               | 1920<br>Jan. 1 to Feb. 18 | 1919<br>Jan. 1 to Feb. 20 |
|---------------|---------------------------|---------------------------|
| New Buildings | 68                        | 24                        |
| Cost          | \$23,064,500              | \$4,473,250               |
| Alterations   | \$6,455,155               | \$1,287,040               |

## BRONX. Conveyances.

|                        | 1920<br>Feb. 11 to Feb. 17 | 1919<br>Feb. 13 to 19 |
|------------------------|----------------------------|-----------------------|
| Total No.              | 214                        | 85                    |
| No. with consideration | 16                         | 5                     |
| Consideration          | \$587,150                  | \$68,600              |

|                        | 1920<br>Jan. 1 to Feb. 17 | 1919<br>Jan. 1 to Feb. 19 |
|------------------------|---------------------------|---------------------------|
| Total No.              | 1,754                     | 652                       |
| No. with consideration | 274                       | 67                        |
| Consideration          | \$2,099,450               | \$501,842                 |

## Mortgages.

|                     | 1920<br>Feb. 11 to Feb. 17 | 1919<br>Feb. 13 to 19 |
|---------------------|----------------------------|-----------------------|
| Total No.           | 134                        | 33                    |
| Amount              | \$1,182,300                | \$173,048             |
| To Bank & Ins. Cos. | 9                          | 1                     |
| Amount              | \$170,200                  | \$2,000               |
| No. at 6%           | 98                         | 21                    |
| Amount              | \$885,795                  | \$112,965             |
| No. at 5 1/2%       | 23                         | 2                     |
| Amount              | \$262,900                  | \$16,000              |
| No. at 5%           | 5                          | 5                     |
| Amount              | \$16,100                   | \$11,400              |
| No. at 4 1/2%       |                            |                       |
| Amount              |                            |                       |
| Unusual Rates       | 2                          | 3                     |
| Amount              | \$6,305                    | 22,683                |
| Interest not given  | 6                          | 2                     |
| Amount              | \$11,200                   | \$10,000              |

|                      | 1920<br>Jan. 1 to Feb. 17 | 1919<br>Jan. 1 to Feb. 19 |
|----------------------|---------------------------|---------------------------|
| Total No.            | 1,189                     | 280                       |
| Amount               | \$9,003,140               | \$1,623,557               |
| To Banks & Ins. Cos. | 43                        | 21                        |
| Amount               | \$881,710                 | \$406,300                 |

## Mortgage Extensions.

|                      | 1920<br>Feb. 11 to Feb. 17 | 1919<br>Feb. 13 to 19 |
|----------------------|----------------------------|-----------------------|
| Total No.            | 11                         | 17                    |
| Amount               | \$205,000                  | \$461,500             |
| To Banks & Ins. Cos. | 5                          | 9                     |
| Amount               | \$127,000                  | \$210,000             |

|                      | 1920<br>Jan. 1 to Feb. 17 | 1919<br>Jan. 1 to Feb. 19 |
|----------------------|---------------------------|---------------------------|
| Total No.            | 109                       | 87                        |
| Amount               | \$2,013,867               | \$2,522,550               |
| To Banks & Ins. Cos. | 36                        | 37                        |
| Amount               | \$1,076,000               | \$1,370,500               |

## Building Permits.

|               | 1920<br>Feb. 11 to Feb. 18 | 1919<br>Feb. 13 to 19 |
|---------------|----------------------------|-----------------------|
| New Buildings | 15                         | 4                     |
| Cost          | \$366,750                  | \$35,500              |
| Alterations   | \$12,500                   | \$11,650              |

|              | 1920<br>Jan. 1 to Feb. 18 | 1919<br>Jan. 1 to Feb. 19 |
|--------------|---------------------------|---------------------------|
| New Building | 141                       | 23                        |
| Cost         | \$3,334,105               | \$395,840                 |
| Alterations  | \$124,380                 | \$67,300                  |

## BROOKLYN. Conveyances.

|                        | 1920<br>Feb. 11 to Feb. 16 | 1919<br>Feb. 13 to 18 |
|------------------------|----------------------------|-----------------------|
| Total No.              | 663                        | 457                   |
| No. with consideration | 28                         | 36                    |
| Consideration          | \$374,950                  | \$341,450             |

|                        | 1920<br>Jan. 1 to Feb. 16 | 1919<br>Jan. 1 to Feb. 19 |
|------------------------|---------------------------|---------------------------|
| Total No.              | 7,769                     | 3,234                     |
| No. with consideration | 337                       | 186                       |
| Consideration          | \$4,299,674               | \$1,510,084               |

## Mortgages.

|                      | 1920<br>Feb. 11 to Feb. 16 | 1919<br>Feb. 13 to 18 |
|----------------------|----------------------------|-----------------------|
| Total No.            | 501                        | 258                   |
| Amount               | \$2,054,765                | \$1,023,922           |
| To Banks & Ins. Cos. | 59                         | 21                    |
| Amount               | \$350,500                  | \$171,650             |
| No. at 6%            | 411                        | 190                   |
| Amount               | \$1,628,865                | \$659,749             |
| No. at 5 1/2%        | 63                         | 44                    |
| Amount               | \$272,700                  | \$265,736             |
| No. at 5%            | 13                         | 7                     |
| Amount               | \$59,650                   | \$45,200              |
| Unusual rates        | 3                          | 1                     |
| Amount               | \$26,200                   | \$337                 |
| Interest not given   | 11                         | 16                    |
| Amount               | \$67,350                   | \$52,900              |

## Building Permits.

|                      | 1920<br>Jan. 1 to Feb. 16 | 1919<br>Jan. 1 to Feb. 18 |
|----------------------|---------------------------|---------------------------|
| Total No.            | 6,258                     | 1,906                     |
| Amount               | \$32,297,115              | \$6,884,528               |
| To Banks & Ins. Cos. | 577                       | 159                       |
| Amount               | \$5,850,050               | \$881,900                 |

## Brokers—Attention!

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

We have lots, flats, dwellings, and business property in all parts of Brooklyn.

We have just completed 16 one-family houses and 4 two-family houses on Vista Place, Bay Ridge, and we have 21 two-family houses near completion on Sullivan Street, Flatbush.

Send for our list

## REALTY ASSOCIATES

Capital and Surplus \$5,000,000

162 Remsen St Brooklyn  
Telephone 6480 Main

The Leading Agency  
Firm Established 1874

# CORWITH BROS.

Greenpoint and Long Island City

Real Estate

FACTORY SITES

A SPECIALTY

Mortgage Loans, Appraisals, Insurance  
Entire Management of Property

851 Manhattan Avenue, Brooklyn  
Corn Exch. Bank Bldg., Bridge Plaza, L. I. C.

## J. CLARENCE DAVIES

Member Real Estate Board, N. Y.

BRONX REAL ESTATE

AUCTIONEER—BROKER

APPRAISER—MORTGAGE LOANS

Main Office: 149th St. and Third Ave.

BRANCHES  
32 Nassau St. 51 East 42nd St.  
Phone Connections

Established 1889

Member Brooklyn Board  
of Real Estate Brokers

# BROOKLYN REAL ESTATE

MANAGEMENT OF PROPERTY

## S. WELSCH SONS

201 MONTAGUE STREET

Brooklyn

Tel. Main 2738-9

Firm Established 1853

# DAVENPORT REAL ESTATE CO.

INCORPORATED

MAIN OFFICE:

Fulton and So. Oxford Streets  
Phone: Prospect 2978

BRANCH OFFICE:

831 Flatbush Avenue  
Corner Linden Avenue  
Phone: Flatbush 207

BROOKLYN, NEW YORK

# Sale of Henry Astor Estate Property Is Epoch Making

Plots Lie in Heart of the City and Offer Unusual Opportunity for First Class Investment

**N**EW YORK, modern, prosperous, purposeful and progressive New York, needed just such a big real estate sale as that of the Henry Astor Estate, which is to be held on Tuesday, March 9th, in the Hotel Astor, by J. Clarence Davies and Joseph P. Day, auctioneers, to impress upon the minds of investors the enormous fortunes that have grown from investments in New York City real estate, and the rapidity with which values have increased, not only since the city was in its "cradle days," but since the year 1845, when Broadway first widened from 25th to 45th streets.

In that same year the worldly wealth of John Jacob Astor was estimated to be \$2,500,000; William B. Astor, the father of the late Henry Astor, was estimated then to be worth \$5,000,000. A. T. Stewart, another great believer in the real estate, was rated second to Wm. B. Astor only, as an owner of New York City property.

An incident in the life of the original John Jacob Astor serves to illustrate the methods followed by him in his purchases of real estate. According to the tales of a contemporary chronicler John Jacob, the first, in 1810, sold a lot in the vicinity of Wall street for \$8,000. The purchaser boasted of the "bargain" he had made and expressed the opinion that he would quickly resell the lot for \$12,000.

"I believe you will," replied Mr. Astor, "but I will reinvest the \$8,000 in the purchase of a plot of 80 lots along Broadway, just north of Canal street, which will be worth \$80,000 by the time the Wall street lot is worth \$12,000."

This same character of almost uncanny foresight was what led to the purchase of the Eden Farm for about \$39,000, just after the Revolutionary War.

It is a portion of this Eden farm the heirs of the late Henry Astor will sell, by Supreme Court, Absolute Partition Sale, on Tuesday, March 9th, after 122 years ownership.

And yet, high as are values today in and adjacent to the Times Square section, it is evident to even the most amateurist realty investor, that, with the distribution, and subsequent improvement, of the 141 Astor Estate parcels soon to be disposed of, there will be a corresponding increase in sectional land rental values. Because of this assured outlook, it is fortunate that the properties to be sold are not grouped together in any one particular section, but are widely distributed over the area lying between 45th and 51st streets, Broadway and the Hudson River, where the new 1,000 foot piers for use by the trans-Atlantic liners, are expected to be the main factor in completely transforming the more westerly section of the Times Square or Astor Zone.

The era of tall buildings began about the year 1879, and the great majority of the "sky-scrapers" that now characterize the Times Square district have been erected since 1900. The new and towering "sky-line" is gradually being advanced through all the side streets, and it is only a question of a short time when tall industrial buildings, apartment houses, hotels will occupy every site available between Broadway and Hudson River.

The Astor Estate sale is of great immediate interest and importance, not only because it is the first distribution of properties long held intact by the Astor family, but because it is a sale of buildings, the need of which has never before been so greatly felt by the overflowing tumultuous population of this great municipal magnet.

# LUMBER

Timber, Factory Flooring, Boards, Finish Flooring  
Siding, Roofers, Sash Material, Trim and Moulding

*Concrete Form Lumber a Specialty*

Shipped to All Points in the

## METROPOLITAN DISTRICT

27,000,000 Feet in Stock for Immediate Shipment

By AUTO TRUCK, LIGHTER or RAIL

*Complete Milling Facilities*

## E. C. SMITH CO., Inc.

H. L. MOORE, Manager of Sales

OAKLAND AND BOX STREETS,  
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

# BUILDING SECTION

## Office Building for Former Academy Site in Brooklyn

Walter Kraslow to Erect Twelve-Story Structure in Montague Street from Plans by Helmle & Corbett at Cost of \$1,000,000

**W**ORKING plans are being prepared in the offices of Helmle & Corbett, architects, for a modern twelve-story office building to be erected on the site of the old Academy of Music at 180 to 186 Montague street, Brooklyn. Walter Kraslow, for a number of years prominently identified with important building developments in Brooklyn is at the head of the corporation that will construct and own this building.

The site of the former Academy of Music has for many years been considered one of the most desirable for a large office

the type of structure under consideration.

Preliminary plans for this operation provide for a building fireproof throughout, twelve stories in height, with basement and sub-basement. The facade will be constructed of limestone, terra cotta and face brick and will be designed to harmonize with the other new office buildings in the immediate locality. According to the preliminary plans space will be provided on the ground floor and the basement for use by a bank or trust company and negotiations are now under way for the lease of this space.

In discussing this operation recently Mr. Kraslow stated that work on the new building would be commenced just as soon after May 1 as conditions of the material and labor market settled and that the construction would be carried through notwithstanding the existing high building costs. The scarcity of office facilities in the down-town section of Brooklyn and the return that such a building would bring justifies at this time the investment of the \$1,000,000 that this project will represent.

**C**OMPTROLLER CHARLES L. CRAIG indicated this week before the Board of Estimate that the budget of the city of New York for 1921 probably will exceed \$300,000,000, as against the record budget of \$273,689,000 for the current year.

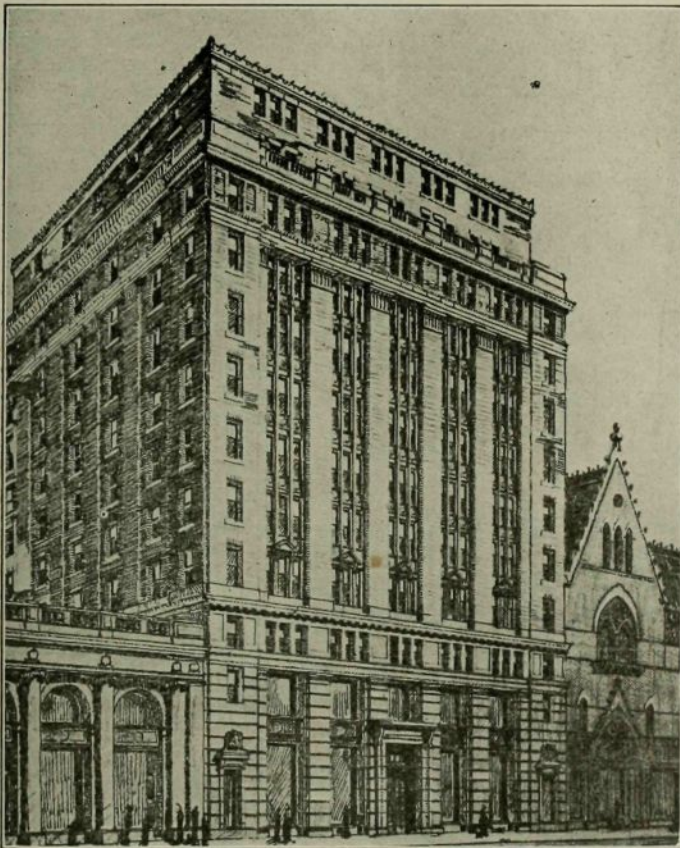
The increase will be made necessary because of additional expenditures for repaving throughout the city, increases in salaries to school teachers and other city employes. The repaving, the Controller said, would cost approximately \$12,000,000, increase in teachers' salaries \$12,500,000 and the salary increases of other employes about \$2,500,000.

The board decided to place the \$8,220,003.36 for the Seventh Avenue improvement in the tax rate for this year. The apportionment on the different boroughs will be Manhattan, 57 per cent., Bronx 8 per cent., Brooklyn 21 per cent., and Queens 7 per cent. Richmond County does not figure in the assessment. The remainder, \$917,497.55, is to be assessed against the city as a whole, it being one-third of the value of the buildings taken in the proceedings.

Leonard M. Wallenstein, counsel for the Citizens' Union, requested that the matter be referred to the Corporation Counsel for an opinion before the money was actually placed in the tax rate, and this will be done.

"Assuming that real estate valuation will probably be increased about \$700,000,000," said the Controller, "the increased taxes collectible from this source, with a 2½ per cent. tax rate, would probably be about \$17,500,000, or about \$10,000,000 short of the amount added to the budget. This would necessarily result in a higher tax rate."

**A**NOTHER organization of real estate brokers in the Borough of Brooklyn has been formed. It will be called the Allied Realty Brokers Association. At the first meeting held recently in the Hopkinson Mansion, Hopkinson and Liberty avenues, H. A. Soffer was elected president, M. Tierstein, vice president, and Louis Palmer, treasurer. Herman Lehman, of 32 Court street, was named as honorary member of the association. Maxwell E. Kaps was elected secretary.



Helmle & Corbett, Architects.

PROPOSED BUILDING ON ACADEMY SITE.

building in the down-town section of the borough and at various times in the past projects for acquiring and developing the plot along strictly modern lines have been discussed, but negotiations were never completed.

It is planned at this time to commence the demolition of the two story taxpayers that now occupy this plot on May 1, at which time the leases on the property will be called in. Until about two years ago the site was owned by Pratt Institute who sold it to the Meister Builders. Recently a group of investors and real estate experts who have for some time been impressed with the scarcity of high class office space in close proximity to Brooklyn's Borough Hall decided upon the construction of a large office building and the former Academy of Music site was selected as being best adapted to

# Survey of Building Operations in Queens and the Bronx

## Superintendents of Building Departments in These Boroughs Give Statistics for 1919—Falling Off in One, Big Gains in Others

BY P. J. REVILLE

Superintendent of Buildings, Borough of the Bronx.

**A** SURVEY of building conditions throughout the Bronx as compared with general conditions in this line throughout the United States compels one to ask what is the cause of the abnormal slump which has developed in the Bronx as compared with other localities.

The present population of the Borough of the Bronx is estimated at approximately 800,000 people.

A survey of the housing accommodations of the Bronx shows that on January 1, 1920, there were available for living accommodations 10,546 tenements with 140,160 apartments and 28,420 dwellings with 35,670 apartments and that there were then under construction 58 tenements with 2,089 apartments and 417 dwellings with 497 apartments, making a total of 39,436 buildings with 178,416 apartments, accommodating approximately 758,000 persons.

This would indicate that immediate accommodations are required for approximately 40,000 persons and figuring 5 persons to a family 8,000 apartments are needed. The normal yearly increase in Bronx population is from 6% to 10% and figuring a minimum increase of 6% or 48,000 persons during 1920, an additional 9,600 apartments will be required.

In 1919 plans were filed in Bronx Borough for the erection of 95 tenements and 478 dwellings at an estimated cost of \$12,886,500, and while these figures are considered favorable in view of the excessive cost of construction and maintenance, and show a considerable increase over the years 1917 and 1918, they do not compare favorably with the number of tenements and dwellings being erected in some of the other boroughs of New York City and in various cities throughout the United States.

Formerly the Bronx alternated with Philadelphia in fourth position in annual building operations in the various cities and communities throughout the United States, but in the year 1919 the Bronx dropped to eleventh position as indicated: Chicago, Manhattan, Brooklyn, Detroit, Philadelphia, Queens, Los Angeles, Cleveland, Boston, Baltimore and the Bronx.

A comparison of the housing activities of the city of Detroit, the Borough of Queens and the Borough of the Bronx shows the following:

| Residence Buildings | Number | Estimated Cost |
|---------------------|--------|----------------|
| Detroit .....       | 9,112  | \$41,955,176   |
| Queens .....        | 5,908  | 27,189,709     |
| The Bronx .....     | 573    | 12,886,500     |

In Detroit with a population of 500,000 there are now under construction 8,760 dwelling houses providing accommodations for 10,329 families, also 337 tenements providing accommodations for 2,894 families, making a total of housing accommodations for 13,223 families. In the Bronx with its population approximately 800,000 there were erected in 1919—478 dwelling houses providing accommodations for 606 families and 95 tenements providing accommodations for 3,311 families, making a total of housing accommodations for 3,917 families.

It is frequently stated that housing conditions will automatically adjust themselves as they did immediately after the end of the Civil War, but it should be borne in mind that at that time approximately one-twelfth of the population of Manhattan Island, which was then New York City, in order to get living accommodations became squatters.

A repetition of this adjustment at this time is impossible, due to the restrictive housing and building laws under which the city of New York is now being governed. We may properly ask ourselves what is being done to house our own laboring classes in the Bronx? The new apartments which have and are now being finished are expected to rent for a minimum of \$15.00 per room and in most cases averages from \$20.00 to \$25.00 per room—this condition prevails generally throughout the Greater City.

**J** OHN W. MOORE, Superintendent of the Queens Building Bureau, made public his report of buildings in Queens for 1919, showing the different classifications of buildings that are being erected in the borough.

The tabulations show that the operations in the borough for five years were as follows:

| Year      | No. of Buildings | Cost         |
|-----------|------------------|--------------|
| 1915..... | 5,756            | \$20,316,392 |
| 1916..... | 5,333            | 20,009,683   |
| 1917..... | 3,612            | 11,635,253   |
| 1918..... | 2,052            | 6,431,622    |
| 1919..... | 8,910            | 46,022,687   |

Although the last year was not very auspicious for the erection of brick tenements, the total for these operations is larger than for any of the four previous years.

The big development in the borough, however, is in the erection of frame dwellings. This continues the borough as the growing home center as well as the industrial center.

The totals on factory construction for the five years is:

| Year      | No. of Factories | Cost        |
|-----------|------------------|-------------|
| 1915..... | 61               | \$1,222,200 |
| 1916..... | 45               | 2,015,900   |
| 1917..... | 39               | 1,396,100   |
| 1918..... | 64               | 2,001,600   |
| 1919..... | 108              | 12,060,900  |

The majority of the factories have been erected in the Long Island City District, but every ward has new additions, with the Second and Fourth Wards about equal.

The erection of frame dwellings for the last year has been three-fourths of the number erected in the four previous years.

The greatest number of these have been erected in the Woodhaven, Ozone Park, Richmond Hill, Jamaica, South and Rockaway sections. The totals for frame dwellings for the five years were:

| Year      | No.   | Cost        |
|-----------|-------|-------------|
| 1915..... | 2,317 | \$6,610,609 |
| 1916..... | 2,079 | 6,506,610   |
| 1917..... | 1,964 | 3,871,395   |
| 1918..... | 751   | 2,174,150   |
| 1919..... | 5,209 | 19,987,579  |

The totals in the report for the year are:

| Number | Classification                  | Estimated Cost |
|--------|---------------------------------|----------------|
| 5209   | Frame Dwellings .....           | \$19,987,479   |
| 551    | Brick Dwellings .....           | 3,774,480      |
| 48     | Frame Stores and Dwellings..... | 270,050        |
| 62     | Brick Stores and Dwellings..... | 408,200        |
| 2      | Frame Tenements .....           | 10,000         |
| 36     | Brick Dwellings .....           | 2,739,500      |
| 7      | Brick Stores and Tenements..... | 137,000        |
| 19     | Theatres .....                  | 1,010,200      |
| 108    | Factories .....                 | 12,060,900     |
| 9      | Churches .....                  | 184,000        |
| 3      | Schools .....                   | 458,000        |
| 1      | Hotel .....                     | 500,000        |
| 41     | Storage Warehouses .....        | 1,151,500      |
| 17     | Office Buildings .....          | 353,900        |
| 2235   | Garages .....                   | 2,796,077      |
| 9      | Stables .....                   | 6,750          |
| 553    | Other Frame Structures .....    | 174,551        |

An interesting contrast is furnished in the number of garages built, 2,235, and the number of stables, nine, while the cost of the garages is two and three quarter millions of dollars, and the cost of stables was \$6,750.

# Public Work Important Factor In Building Situation

Figures Prepared by F. W. Dodge Company Show Decided Increase in Volume of Municipal Construction Being Planned

**C**ONTRARY to the popular impression architects and engineers in this territory have not slowed down any in preparing plans for large operations to be started just as soon as weather and labor conditions permit. Although the recent spell of inclement weather and the strike of the bricklayers has effectually halted practically all active construction in the Metropolitan District, preparations for new projects are going ahead at a remarkable pace and it is now almost a certainty that the current year will be the biggest in history from a building viewpoint unless a combination of unforeseen circumstances intervene.

From reports gathered by the F. W. Dodge Company in the territory including all of New York State and New Jersey, north of Trenton, for the week of February 7 to 13 inclusive it is shown that architects and engineers had plans underway for 203 building and engineering projects that will involve a total expenditure of \$42,476,500. In the same territory and during the same period a total of 87 contracts were placed that will require an outlay of nearly \$9,000,000.

The list of 203 new operations being planned includes 57 business and commercial buildings, \$2,925,000; 3 educational projects, \$265,000; 4 hospitals and institutions, \$1,302,000; 32

factory and industrial buildings, \$5,678,000; 2 public buildings, \$25,000; 15 public works and public utilities, \$29,142,000; 3 religious and memorial projects, \$23,000; 82 residential buildings, such as apartments, flats and tenements and one and two family dwellings, \$2,808,000 and 5 social and recreational buildings, \$307,000.

The fact that in point of expenditure the group involving public works and utilities leads the list is because during the past week or so there has been largely increased activity in the offices of county and town engineers, who are planning local improvements to be started just as soon as weather conditions permit. This project includes roads, sewers, bridges, culverts, etc., and will undoubtedly be an important factor in the building situation during the months to come.

The 87 projects for which contracts were awarded during the week of February 7 to 13 inclusive is sub-divided as follows: 24 business buildings, such as stores, offices, lofts, commercial garages, etc., \$3,918,000; 20 factory and industrial projects, \$3,106,000; 1 public building, \$6,400; 7 public works and public utilities, \$1,428,000; 1 religious project \$8,000; 32 residential operations of various types, \$473,000 and 2 social and recreational buildings, \$50,000.

## PERSONAL AND TRADE NOTES.

**Robert T. Lozier** has resumed his practice as industrial consultant in room 2636, Woolworth Building, 233 Broadway.

**James Stewart Co.**, general contractors, announce the establishment of a branch office in the Buehl Block, Detroit, Mich., with D. H. Sawyer as local manager.

**S. W. Straus & Co.**, investment bankers, announce that Eddie Casey, famous Harvard half-back, has recently joined the sales force of the Boston branch of this firm.

**Julius Blum & Co.**, tubing, have recently moved to their new warehouse and office at 540 West 22d street, where they have installed many modern and novel devices for the expeditious handling of material.

**Charles H. Benjamin**, architect, recently opened an office for the general practice of his profession in the Paterson Savings Bank Building, Paterson, N. J., and desires samples and catalogues of building materials and supplies.

**E. Donald Tolles** has been engaged as executive secretary of the Electric Hoist Manufacturers' Association. The office of the association hereafter will be located at 52 Broadway, New York. C. W. Beaver of Yale & Towne Mfg. Co., Stamford, Conn., is the president of the association, and R. H. McGredy of Shepard Electric Crane & Hoist Co., Montour Falls, N. Y., is secretary-treasurer.

**Advertising Engineers Inc.**, 50 Union Square, have opened an office for the purpose of carrying on the business of counselors and complete service for advertisers of technical products. Curtis F. Columbia, C.E., will act as eastern manager. He was formerly publicity engineer for the United States Gypsum Co. and The New Jersey Zinc Company, and has for many years been closely connected with the metallic and non-metallic industries, having written considerable on various engineering subjects. He is a member of The American Society of Civil Engineers, American Society of Testing Materials and Princeton Engineering Association. Associated with Mr. Columbia are many able and prominent engineers who have specialized in the presentation of tech-

nical products to the engineering profession. Among these are Virgil G. Marani, M.E., former Building Commissioner of Cleveland; Victor Hugo Halperin, Ph.B., formally advertising manager of the General Fireproofing Co.; F. W. Leggett, E.E., Director of Publicity for the Bell Telephone Company.

## New York Architects Hold Meeting.

The regular monthly meeting of the New York Society of Architects, held Tuesday evening, February 18, was preceded by an informal dinner at Lucca's in 44th street and was attended by a representative gathering of members and guests of the organization. James Riely Gordon, president of the society, acted as toastmaster and with a few preliminary remarks introduced G. Osgood Andrews, special representative of the Plate Glass Manufacturers of America, who addressed the gathering on the subject of "The Glass - See Through." Mr. Andrews gave an interesting and instructive account of the origin, composition and manufacture of window glass and then sketched briefly the existing market conditions in this line. He stated that the prime reason for the scarcity of both plate and window glass is that the demand largely exceeds the supply. Owing to the famine in plate glass, producers have decided not to export any more of their output, and it is anticipated that by next October the supply will be materially increased and the situation largely relieved.

Mr. Andrews denounced the strike in the glass industry as due to the sheer blindness and perversity of the men responsible for it. The glaziers insist that the cutters, against their will and judgment, shall be brought into their union. It is hoped that a settlement will be reached in the near future.

The following speaker was one of the most distinguished members of the organization, Henry B. Hertz of the firm of Hertz & Robertson, whose design for Victory Hall, the memorial to the New York citizens who gave their lives in the World War, has been accepted by the committee in charge of the project. Mr. Hertz gave an interesting resume of the features of the proposed memorial to be erected in Pershing Square.

Considerable routine business was transacted, including the election of two new members.

## TRADE AND TECHNICAL SOCIETY EVENTS.

**National Terra Cotta Society** will hold its annual convention at Del Monte, Cal., February 27 and 28.

**National Wholesale Lumber Dealers' Association** will hold its annual meeting at Washington, D. C., March 24 and 25.

**National Federation of Construction Industries** will hold its annual meeting and convention at the Hotel Sherman, Chicago, Ill., March 25 and 26.

**National Wholesale Lumber Dealers' Association** will hold its annual convention at the New Willard Hotel, Washington, D. C., March 25 and 26.

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

**Associated Manufacturers of Electrical Supplies** will hold their annual convention in New York City, March 18. Details and program will be announced later.

**New Jersey Lumberman's Association** will hold its annual meeting at the Washington Restaurant, Newark, N. J., February 24. James M. Reilly, secretary, 800 Broad street, Newark, N. J.

**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** held its annual meeting in the association rooms, 40 West 32d street, Tuesday afternoon, February 17. President Ronald Taylor presided. Reports of officers and standing committees were read after which followed the election of officers for the ensuing year. The report of the nominating committee presented for reelection the men who for the past year had so ably guided the affairs of the organization and the election was unanimous.

# CURRENT BUILDING OPERATIONS

**L**OCALLY the building situation has been without special feature during the past week. Work on new operations has been stopped by reason of the snow-congested streets and the inclement weather that prevented outside work by mechanics and it is likely to be some time before the industry is able to resume its full rate of activity. There is a great volume of new construction piling up that will undoubtedly be released for estimates within the next month or so and unless a severe scarcity of materials develops and labor difficulties remain unsettled the coming spring will be one of the busiest periods ever known in local building history.

The ice-bound conditions of local waters has prevented the delivery of building sand and at present time there is a famine in this line. A number of important operations have been halted owing to the inability of getting sand and gravel and at the present time no relief is in sight. In some instances builders have been forced to use the sand that has been brought from foreign ports as ballast but as the quality is inferior to that generally demanded for building purposes this source of supply is of little account.

The material markets are quiet and although orders are coming in they are not large owing to the general conditions. Prices are steady and in some instances indicating a further upward trend. There is a decided shortage in some lines and dealers are making every effort to get additional supplies from manufacturers but with disappointing results.

**Common Brick.**—There has been practically no change in the local market situation. Business is negligible owing to the congested condition of the streets which prevented delivery of brick and the continuation of the bad weather that has stopped all outside work on buildings. There is some inquiry current but it is for future deliveries. Quotations remain unchanged at \$25 a thousand to dealers, alongside dock, in cargo lots. There has lately been considerable talk of a common brick famine but upon investigation it is proved that these rumors are absolutely unfounded. There is sufficient brick available in Greater New York to supply every possible demand. In Brooklyn and Queens there is approximately 9,500,000 brick in the yards of dealers in

building materials. In Manhattan dealers have available about 1,500,000 brick. In addition to this stock in the yards there are at least six barges being unloaded at present and six barges remaining unsold in the wholesale market that will add about 4,000,000 brick to the local supply. Altogether it is estimated that approximately 15,000,000 common brick is on hand and at present the demand is for nothing like this quantity. Owing to the fact that the river is likely to be closed for some time to come, producers who are on railroad sidings have for some time

been sending in brick by rail and these facilities are available in the event of the local supply running low. Local dealers are generally of the opinion that the top price level for Hudson River common brick has been reached and that there is no possibility of an advance to \$30 a thousand as has been stated recently in the newspapers. If any change in price occurs it will be a recession from the existing level but it is not anticipated that the market will drop to a figure greatly below \$20 a thousand during the remainder of this year.

## 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..... \_\_\_\_\_ to \_\_\_\_\_

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

Rough Red ..... **\$27.00** to \_\_\_\_\_  
 Smooth Red ..... **\$7.00** 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 30c 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

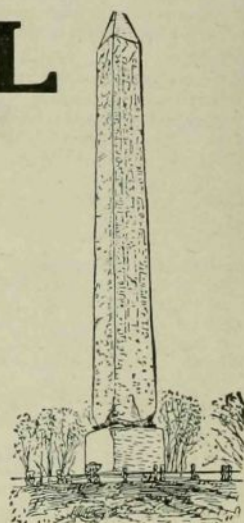
WILL BE

# SAVED

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

Write to us for information

**OBELISK WATERPROOFING CO.**  
 1 MADISON AVE. NEW YORK CITY



Saved  
 "Cleopatra's  
 Needle"



# MATERIALS AND SUPPLIES

**Structural Steel.**—Greater interest has been manifest in the market for fabricated steel during the past week and although there is a shortage of structural material and deliveries cannot be made for many months ahead, a large number of important projects have been advanced to the figuring stage. Among the prominent operations that are now on the market are the office building at Madison avenue and 42d street that will require 5,000 tons of shapes; and 4,000 tons for plant additions for the H. W. Johns Manville Co. The condition in the steel industry is exempli-

fied in the recent report of the Bridge Builders and Structural Society for the month of January that shows that during the first month of the new year a total of seventy-five per cent. of the entire capacity of the bridge and structural shops of the country was contracted for. There is little to be said regarding structural steel prices. Although no statement has been issued by the United States Steel Corporation as to whether its recent advances in wages to labor will be followed, by increased prices of steel products, it is anticipated that the consumers will

be expected to stand some part of this **Window Glass.**—The market is in a most uncertain state and no prices can be accurately quoted. All local prices are nominal and subject entirely to the stocks on hand at time of delivery. The supply is by no means equal to the demand and with anticipated increased construction during the next few months it is difficult to predict the levels to which prices will jump. At the present time building interests are offering almost any price for the glass required to complete their operations and are willing to accept inferior grades as long as they can obtain deliveries. Glass producers are booked solid and are unwilling to commit themselves further until they are able to reduce the volume of work ahead.

**Nails.**—Conditions in this market are acute and during the past week there has been no improvement. According to trade authorities there is likely to be no change in the manufacturing situation for some time to come and as a consequence there will be no relief for the existing nail scarcity. Both manufacturers and jobbers are literally swamped with orders but supplies are only available in negligible amounts, no one is willing to predict when new stocks will be available. Relief is said to be remote and depending entirely upon the quantity of production the mills are able to maintain in spite of the handicaps that confront them in the steel districts. The American Steel & Wire Co. continues to maintain its base price of \$3.25 per keg for wire nails but it is unable to fill but a fractional part of the orders that come in.

**Roofing and Building Paper.**—Demand for these materials continues heavy and there is every prospect that the requirements will be considerably greater within the next few months as a large amount of suburban work is planned and it is anticipated that a fair percentage of it will be commenced just as soon as weather conditions permit. Prices are firm since the advance recently announced. Current quotations are: Rubber roofing paper, 1 ply, \$2.80; 2 ply, \$3.40; 3 ply, \$4 per roll. Tar paper, 1 ply, \$2.85; 2 ply, \$1.95, and 3 ply, \$2.40 per roll. Red rosin sheathing paper, 25 lb. roll, \$165 per roll.

**Cast Iron Pipe.**—Manufacturers are generally booked for three of four months ahead and there is a scarcity developing in some sizes. There has been some improvement in the buying situation and the export trade is fairly busy. Prices are unchanged.

## IN THE METROPOLITAN MARKETS

**Plaster Board—**

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

|                |           |
|----------------|-----------|
| 27x48x 1/4 in. | 0.37 each |
| 32x36x 1/4 in. | 0.28 each |
| 32x36x 1/2 in. | 0.29 each |
| 12x36x 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.   |
| 1/2-in., Manhattan delivery.   | 3.25 per cu. yd.   |
| Bronx delivery.                | 3.50 per cu. yd.   |

**Building Stone—**

|  |        |
|--|--------|
| Indiana limestone, per cu. ft.                           | \$1.23 |
| Kentucky limestone, per cu. ft.                          | 1.35   |
| Brier Hill sandstone, per cu. ft.                        | 1.50   |
| Gray Canyon sandstone, per cu. ft.                       | .95    |
| Buff 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 |
| Zees 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.   | 83% |

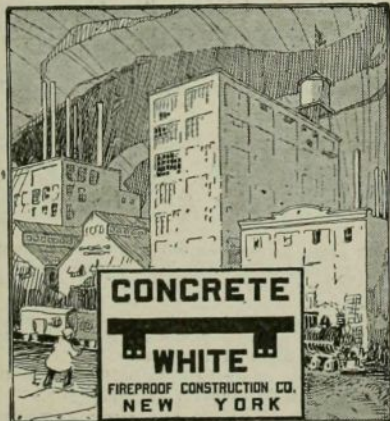
**Linseed Oil—**

|                                 |                  |
|---------------------------------|------------------|
| 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. | \$2.05 to — |
|-------------------------------|-------------|

## Let WHITE Build It of CONCRETE



WINTER or Summer, Spring or Fall, we render a service that has made WHITE a standard of quality. Whether you are located close to our home office or hundreds of miles away, that quality is unchanged. Years of experience, involving all kinds of concrete construction, have provided us with a fund of experience which enables us to forestall any contingency. Take advantage of that experience. A call for our representative involves no obligation.

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

ENGINEERS & CONTRACTORS FOR INDUSTRIAL OPERATIONS

# Geo. A. Fuller Company

## Fireproof Building Construction

### OFFICES:

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

# William T. Ritch

(Incorporated)

## INSURANCE SPECIALISTS

announce the removal of their offices from 34 West 33rd Street to the LORING BUILDING, 29 West 34th Street.

PHONE RITCH  
Greeley 6794

## SOMETHING NEW NEW SIDEWALK GRATING

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

Prevents Slipping—Gives Perfect Ventilation  
Send for Descriptive Circular

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

STRUCTURAL and ORNAMENTAL  
IRON WORK FOR  
BUILDING CONSTRUCTION

525 TO 535 WEST 26TH STREET

Phone: Chelsea 1836 Established 1893

# John Gallin & Son

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

6 GOLD ST.

Established 1886 Phone: \*John 2907

### Remarkable Record of the Metropolitan Life Insurance Company.

The annual report of the Metropolitan Life Insurance Company for 1919 discloses several remarkable facts about the extent of the business done by the company in support of its claim to transacting the largest life insurance business in the world. These are that the total amount of outstanding insurance is larger than that of any other insurance company in the world; that the ordinary life insurance paid for 1919 was more than has ever been placed in one year by any company in the world; that the industrial insurance paid for in 1919 was more than has ever been placed in one year by any company in the world; that the total insurance placed and paid for in 1919 was the largest amount ever placed in one year by any company in the world; that the gain in insurance in force in 1919 was more than has ever been gained in one year by any company in the world; that the number of policies in force on December 31, 1919, was larger than that of any other company of America; that the gain in the number of outstanding policies was larger than any company in the world has ever gained in one year; that the increase in assets during 1919 was larger than any other company in the world; that the number of claims paid in 1919, averaged one policy paid for every thirty seconds of each business day of eight hours; that the payment of claims to policy holders in 1919 averaged \$505.93 a minute of each business day of eight hours.

These are tremendous facts but do not comprise the total activities of the company. For instance, the nurses employed by the Metropolitan Life Insurance Company made 1,300,883 visits free of charge to 256,000 sick industrial policy holders. An interesting fact cited by the company in its report is that the reduction in general mortality at the ages 1 to 74 in the last eight years is 17 9/10 per cent. The reduction in deaths by diseases is as follows: Typhoid, 69%; tuberculosis, 33%; heart disease, 23%; Bright's disease, 25%; infectious diseases of children over 46%. This is far greater than that shown by statistics of the registration area of the United States. The death rate for 1919 was the lowest in the history of the country.

### PLANS FIGURING.

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

### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Lockwood Green & Co., 101 Park av, Manhattan, are taking estimates on general contract, to close February 23, for a 2-sty brick and concrete factory building, 207x132 ft, at the corner of Woolsey av and Burden st, Long Island City, for R. H. Mallinson & Co., 136 Madison av, Manhattan, owners. Cost, about \$250,000.

### CONTEMPLATED CONSTRUCTION.

APARTMENTS, FLATS AND TENEMENTS.  
52D ST.—J. E. R. Carpenter, 681 5th av, has prepared plans for a 9-sty brick and limestone apartment, 83x84 ft, at 145-151 East 52d st, for the C. C. Corporation, 681 5th av, owner and builder. Cost, \$300,000.

55TH ST.—Plans have been prepared privately for a 15-sty brick and stone apartment, 100x90 ft, at 139-145 West 55th st, for Walter Russell et al, owners, to cost \$1,000,000. Fred T. Ley & Co., 9 West 44th st, have the general contract.

72D ST.—Neville & Bagge, 870 Bergen av, have plans in progress for alterations to the 4-sty brick and stone dwelling at 159 West 72d st into bachelor apartments for Alfred P. Coburn, 11 West 81st st, owner. Cost, \$20,000.

WEST END AV.—G. A. Ajello, 1 West 34th st, will prepare plans for a 13-sty brick, limestone and terra cotta apartment, 100x103 ft, at 505-509 West End av, for Anthony A. Paterno, 601 West 115th st, owner and builder. Cost \$1,500,000. Details will be available later.

### DWELLINGS.

48TH ST.—Louis S. Weeks, 101 Park av, has prepared plans for alterations to the 4-sty brick and stone residence, 20x50 ft, at 64 West 48th st, for Edith Weeks Slade, 64 West 48th st, owner. Cost, \$6,000. Architect will soon take estimates on separate contracts.

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

Installed as a Local System  
or for Central Office Service

## AUTOMATIC FIRE ALARM SERVICE SPECIAL BUILDING SIGNAL SERVICE

## AUTOMATIC FIRE ALARM CO.

416 Broadway

New York City

FRANKLIN 4188

# C. E. Halback & Co.

## ORNAMENTAL IRON and STEEL

For Building Construction

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

Phone: Madison Sq. { 8510  
8511

## ELECTRICAL WIRING

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

## ELECTRIC SERVICE ENGINEERING CO.

Telephone: Bryant 6469—1416 Broadway, N. Y.

## SHADES, AWNINGS AND CANOPIES

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

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

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



## F. J. KLOES

Established 1872

243 Canal St., New York

Telephone: Franklin 2216

## STABLES AND GARAGES.

130TH ST.—Eisendrath & Hurwitz, 18 East 41st st, have completed plans for a 1-sty brick garage, 74x153 ft, at 513-515 West 130th st, for Isadore Dettelbaum, 163 West 170th st, owner and builder. Cost, \$15,000.

19TH ST.—Louis A. Sheinart, 194 Bowery, has plans in progress for a 2-sty brick garage, 50x92 ft, at 528-530 West 19th st, for Marcus & Goldstein, 175 East 96th st, owners. Cost, \$20,000. Architect will take bids on general contract when plans are finished.

## STORES, OFFICES AND LOFTS.

7TH AV.—Louis A. Sheinart, 194 Bowery, has preliminary plans in progress for an 8-sty brick and stone office building, 20x51 ft, to be erected on 7th av, at a cost of \$70,000. Exact location and details of construction will be available later.

45TH ST.—Warren & Wetmore, 16 East 47th st, have plans in progress for an 18-sty brick and limestone office and loft building, 60x100 ft, at 49-53 West 45th st, for the Circle Construction Co., Henry Mandel, president, 570 5th av, owner. Cost, \$500,000.

MADISON AV.—M. Joseph Harrison, 63 Park Row, has plans nearing completion for alterations to the 4-sty brick and stone office and showroom building, 25x100 ft, at 166 Madison av, for the Pacific Silk Mills, 31 East 27th st, owner. Owner will soon be ready for bids on general contract.

BROAD ST.—Shape, Bready & Peterkin, 220 West 42d st, have plans in progress for a 12-sty brick and stone office building, 76x65 ft, at the southeast corner of Broad and Front sts, for the Carl Platon Realty Corporation, owner, care of architects. Charles L. Fraser, 103 Park av, has the general contract.

## THEATRES.

AMSTERDAM AV.—Carlson & Wiseman, 226 Henry st, Brooklyn, have plans in progress for a 1-sty brick, limestone and terra cotta moving picture theatre, 125x100 ft, on Amsterdam av, between 148th and 149th sts, for J. J. Healy, Columbus av and 66th st, owner. Cost, about \$75,000.

## Bronx.

## APARTMENTS, FLATS AND TENEMENTS.

190TH ST.—Irving Margon, 355 East 149th st, has completed plans for a 5-sty brick, limestone and terra cotta apartment, 100x148 ft, at the southeast corner of 190th st and University av, for Isabella L. Moore, 1487 University av, owner and builder. Cost, \$175,000.

SEDGWICK AV.—Charles Schaefer, Jr., 2855 3d av, has plans in progress for a 6-sty brick and concrete tenement, 100x88 ft, on the west side of Sedgwick av, 316 ft north of 182d st, for A. J. Schwarzler, 369 East 167th st, owner and builder. Cost, about \$120,000.

## DWELLINGS.

UNIVERSITY AV.—Moore & Landsiedel, 148th st and 3d av, have plans under way for a 2-sty brick dwelling, 23x46 ft, on the west side of University av, 54 ft north of Tremont av, for William Phelan, 2045 Ryer av, owner and builder. Cost, \$10,000.

235TH ST.—Warren G. Faries, 1339 Bristow st, has completed plans for a 2-sty brick dwelling, 21x53 ft, in the north side of 235th st, 250 ft north of Kipler av, for John Duratovich, 234 East 236th st, owner and builder. Cost, \$12,000.

HAMPTON PL.—Charles Schaefer, Jr., 2853 3d av, has plans in progress for eight 3-sty brick dwellings, 28x35 ft, in the west side of Hampton pl, 28 ft south of 182d st, for A. J. Schwarzler, 369 East 167th st, owner and builder. Total cost, \$80,000.

## THEATRES.

TREMONT AV.—De Rosa & Pereira, 110 West 40th st, have plans under way for a 2 and 3 sty brick, limestone and terra cotta moving picture theatre, with stores and offices, 110x225 ft, on the plot bounded by Tremont and Webster avs, Carter av and 176th st, for B. S. Moss, 729 7th av, owner. Cost, \$750,000. Architect will take estimates on general contract.

## Brooklyn.

## APARTMENTS, FLATS AND TENEMENTS.

WEST 15TH ST.—Ferdinand Savignano, 6005 14th av, has completed plans for a 4-sty brick tenement, 40x84 ft, with stores, at the southwest corner of West 15th st and Mermaid av, for Marie C. Fanelli, 1502 Mermaid av, owner and builder. Cost, \$45,000.

EASTERN PARKWAY.—Shampan & Shampan, 50 Court st, have completed plans for two 5-sty brick, limestone and terra cotta apartments on plot 122x130 ft, on the north side of Eastern Parkway, 145 ft east of Albany av, for the Lincoln Place Realty Co., care of architects, owner and builder. Cost, \$250,000.

## DWELLINGS.

AV. L.—H. Silverstein, 783 Jefferson av, has prepared plans for two 2-sty frame dwellings, 17x83 ft, on the north side of Av. L, 25 ft west of Kenmore pl, for J. Winter Colton, 657 East 21st st, owner and builder. Cost, \$16,000.

WEST 2D ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for a 1-sty frame dwelling, 22x94 ft, at 2978 West 2d st, 224 ft south of Sheepshead Bay rd, for Simon Goldstein, 2931 West 3d st, owner and builder. Cost, \$8,000.

17TH AV.—Samuel L. Malkind, 1270 54th st, has completed plans for three 2-sty frame dwellings, 16x40 ft, at 5315-5320 17th av, north of 54th st, for the Burwarren Realty & Building Corporation, 57 Chambers st, Manhattan, owner and builder. Total cost, \$24,000.

20TH AV.—Kallich & Subkis, 7922 21st av, have prepared plans for three 2-sty frame dwellings, 26x52 ft, at 7813-7821 20th av, for S. Fix, 9497 21st av, owner and builder. Total cost, \$45,000.

KENMORE PL.—James A. McDonald, 1630 Surf av, has finished plans for a 2-sty frame dwelling, 20x20 ft, in the east side of Kenmore pl, 220 ft south of Av. T, for Margaret McDonald, 1417 East 2d st, owner and builder. Cost, \$4,000.

75TH ST.—Kallich & Subkis, 7922 22d av, Brooklyn, have plans on file for four 2-sty frame dwelling, 20x48 ft, at 1757-69 79th st, 197 ft west of 18th av, for Philip Levin, 821 New Jersey av, Brooklyn, owner. Cost, \$48,000.

5TH AV.—J. C. Wendell & Co., 8525 4th av, have plans in progress for four 2-sty dwellings, 5x16 ft, in the south side of 84th st, 128 ft west of 5th av, for I. Halberg, 8317 5th av, Brooklyn, owner, who will take bids on general contract. Cost, \$48,000.

BRIGHTON BEACH AV.—James J. Galizia, 2930 West 19th st, Brooklyn, has completed plans for a 2-sty brick dwelling, 20x65 ft, at the northwest corner of Brighton Beach av and East 3d st, for John Palestrini, 2960 Warehouse av, owner and builder. Cost, \$9,000.

12TH AV.—Ferdinand Savignano, 6005 14th av, Brooklyn, has plans in progress for a 2-sty and basement brick residence, 20x57 ft, on the

east side of 12th av, 78 ft south of 57th st, for Michael Gaffazio, 1182 60th st, owner, who will take bids on general contract. Cost, \$12,000.

EAST 19TH ST.—R. T. Schaefer, 1-26 Flatbush av, Brooklyn, has completed plans for a 2½-sty frame and brick veneer dwelling, 24x45 ft, on the west side of East 19th st, 100 ft north of Av. K, for Miller Berge Co., 735 Coney Island av, owner and builder. Cost, \$17,000.

82D ST.—J. C. Wendell & Co., 8525 4th av, Brooklyn, have plans in progress for a 2-sty frame and stucco dwelling, 33x45 ft, on the north side of 82d st, 160 ft east of 19th av, for Mr. Rosenberg, owner, in care of architect. Cost, \$30,000.

## HOMES AND ASYLUMS.

DUMONT AV.—E. M. Adelsohn, 1778 Pitkin av, has plans nearing completion for a group of brick and stone fireproof buildings on a plot 100x400 ft, bounded by Dumont av, New Lots rd, Elton and Linwood avs, for the Pride of Judea Orphan Asylum Association, A. Sternberg chairman, 505 Lafayette av, owner. Cost, about \$250,000. Details will be available later.

## STABLES AND GARAGES.

DEAN ST.—Slee & Bryson, 154 Montague st, have plans in progress for a 1-sty brick garage, 173x75 ft, in the south side of Dean st, through to Bergen st, near Classon av, for the Hygrade Homes Co., Inc., James Aarons president, 1203 Atlantic av, owner. Cost, \$40,000.

40TH ST.—Charles Goodman, 1399 St. John's pl, has plans under way for a 1-sty brick garage, 100x100 ft, in the north side of 40th st, 100 ft west of 3d av, for the G. & G. Construction Co., 1399 St. Johns pl, owner and builder. Cost, \$30,000.

## Edison Service and A Great Industry

The clothing manufacturing industry has reached such huge proportions as to place New York at the head of the garment manufacturing cities of the nation

This great industry, which dominates large sections of the city itself, is carried on almost entirely by *Edison Current*

The large thirteen story garment factory of the International Tailoring Company to be erected at 4th Avenue and 13th Street is the latest addition to the group operated by *Edison Service*. It will have 5000 lamps and 217 horsepower

Let our engineers study your lighting and power needs and give you our report

## The New York Edison Company

*At Your Service*

General Offices  
Irving Place and Fifteenth Street

Telephone Stuyvesant 5600



Architects and Engineers are specifying and demanding

## STEELBILT Toilet Partitions

in preference to those made of ordinary materials.

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

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

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

## BETZ BROS., Inc.

WOOLWORTH BLDG., NEW YORK  
FACTORY: JERSEY CITY, N. J.

## J. P. Duffy Co.

Brick—Cement  
Masons' Materials  
Plaster Boards

2d Ave., 50th to 51st Sts.  
Brooklyn

Telephone Sunset 4000

## FASSLER & ROBERTS

Accountants—Auditors

Monthly Audits; Financial Statements

Cost systems for builders contractors, etc.

Books opened, closed, and written up

Investigations, Tax Reports

63 Park Row Beekman 8386

## POMEROY FIRE RETARDANT WINDOWS

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

S. H. POMEROY CO., Inc.

30 East 42nd Street NEW YORK  
Telephone: Murray HD 3333

NEPTUNE AV.—Seelig & Finklestein, 26 Court st, have prepared plans for a 1-sty brick garage, 100x100 ft, at the southeast corner of Neptune av and West 1st st, for owner and builder to be announced later. Cost, \$35,000.

### Queens.

#### DWELLINGS.

WOODHAVEN, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have completed plans for a 2-sty frame dwelling, 20x48 ft, at the northeast corner of 85th st and 89th av, for Grace and George Eiermann, 95 William st, Jamaica, L. I., owners and builders. Cost, \$5,500 each.

FOREST HILLS, L. I.—Wm. A. Parfitt, 26 Court st, Brooklyn, has plans in progress for a 2½-sty brick residence, 36x43 ft, with garage, at Norden av and Greenway south, for Peter Burden, 1304 President st, Brooklyn, owner. Architect will soon be ready for bids on general contract.

LONG ISLAND CITY.—F. Chmelik, 796 2d av, Long Island City, has plans finished for two 2-sty brick dwellings, 20x56 ft, on the west side of Buchanan pl, 148 ft south of Newtown av, for Wm. F. Leahy, 133 10th av, Long Island City, owner. Cost, \$8,000.

JAMAICA, L. I.—Morris Rothstein, 197 Snediker av, Brooklyn, has plans completed for fourteen 2-sty frame dwellings, 20x43 ft, on Maure av and North and Hillside avs, Jamaica, for Chester Avenue Building Corp., 1 Chester av, Brooklyn, owner. Cost, \$97,000.

LONG ISLAND CITY.—Jacob Borger Co., 349 13th av, Long Island City, has plans in progress for two 1-sty brick dwellings, 22x24 ft, on the east side of 17th av, 515 ft north of Wilson av, for Vokasy & Jacob, 72 Purdy st, Long Island City, owners. Cost, \$6,000.

WOODHAVEN, L. I.—E. M. Adelson, 1778 Pitkin av, Brooklyn, has prepared plans for four 2-sty frame stores and dwellings, 21x61 ft, on the west side of Freedom av, 20 ft north of Beaufort av, Woodhaven, for Cecil Shapiro, Freedom and Beaufort avs, owner. Cost, \$14,000.

UNION COURSE, L. I.—Wm. C. Winters, 106 Van Siclen av, Brooklyn, has prepared plans for four 2½-sty frame dwellings, 16x49 ft, on the north side of 6th st, 280 ft east of Shaw av, Union course, for Lehman & Miller, 15 Baisley st, Brooklyn, owners. Total cost, \$16,000.

DUNTON, L. I.—Louis Allmendinger, 20 Palmetto st, Brooklyn, has plans in progress for a 2-sty frame dwelling, 18x38 ft, on the west side of Nebraska av, 100 ft south of Beaufort st, Dunton, for R. Fisher, 128 Lincoln av, Dunton, owner. Cost, \$4,500.

RIDGEWOOD, L. I.—Wm. C. Winters, 106 Van Siclen av, Brooklyn, has completed plans for four 2-sty frame dwellings, 20x55 ft, in Lindon st, 321 ft east of Prospect av, for F. & H., Inc., 2492 Myrtle av, Ridgewood, owner. Cost, \$32,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 24x44 ft, on the north side of Oak st, 140 ft east of Bowne av, for Park Homes & Material Co., Oak and Flushing avs, owner. Cost, \$6,000.

#### STABLES AND GARAGES.

ROCKAWAY BEACH, L. I.—J. P. Powers, Rockaway Beach, has completed plans for a 1-sty brick garage, 81x125 ft, at the northeast corner of Boulevard and Park av, for Joseph Rott, 1379 Hollywood av, Rockaway Beach, owner and builder. Cost, \$8,000.

#### Westchester.

#### DWELLINGS.

MT. VERNON, N. Y.—L. M. Loeb, Lawton st, New Rochelle, has completed plans for a 2½-sty frame and stucco residence, 34x27 ft, at 40 Oakland av, for the Corcoran Manor Homes Co., 27 Cedar st, Manhattan, owner and builder. Cost, \$13,000.

MT. VERNON, N. Y.—L. M. Loeb, Lawton st, New Rochelle, has prepared plans for a 2½-sty frame and stucco residence, 27x40 ft, at 49 Ellwood av, for the Corcoran Manor Homes Co., 27 Cedar st, Manhattan, owner and builder. Cost, about \$14,000.

MT. VERNON, N. Y.—L. M. Loeb, Lawton st, New Rochelle, N. Y., has finished plans for a 2½-sty frame and stucco residence, 39x23 ft, at 345 Hawthorne terrace, for the Corcoran Manor Homes Co., 27 Cedar st, Manhattan, owner and builder. Cost, \$15,000.

MT. VERNON, N. Y.—L. H. Loeb, Lawton av, New Rochelle, has completed plans for a 2½-sty frame and stucco dwelling, 35x24 ft, at 43 Lexington av, for Corcoran Manor Homes Co., D. Herbrimer president, 27 Cedar St, Manhattan, owner and builder. Cost, \$14,000.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame and stone dwelling, 19x36 ft, at Mt. Vernon, for the Howard Martin Building Corp., Howard Martin, 4083 Hill av, New York City, owner and builder. Cost, \$7,500.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 35x25 ft, on Alden av, 100 ft north of Primrose av, for Wm. Watson, 58 Douglass st, Yonkers, owner and builder. Cost, \$10,000.

### New Jersey.

#### APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for a 4-sty brick, limestone and terra cotta apartment house, 60x80 ft, at the corner of Park and Prospect avs, for Morris Daniel, 69 Mt. Prospect av, Newark, owner and builder. Cost, \$60,000.

#### DWELLINGS.

BAYONNE, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 21x49 ft, with garage, at 27 East 36th st, for David Trambatsky, 66 West 18th st, Bayonne, owner and builder. Cost, \$7,500.

WEST NEW YORK, N. J.—Nathan Welltoff, 76 Montgomery st, Jersey City, N. J., has completed plans for two 2-sty brick dwellings, 22x46 ft, with stores, on Bergenline av, for Jacob Ginsburg, 230 Ocean av, Jersey City, owner and builder. Cost, \$8,000 each.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x30 ft, at 259 West End av, Newark, for Herbot H. Bullwant, 32 Ashland st, Newark, owner and builder. Cost, \$5,000.

SOUTH ORANGE, N. J.—H. Messinger Fisher, 483 Blumfield av, Montclair, has completed plans for six 2½-sty frame dwellings, 24x32 ft, on Cumberland rd, South Orange, for Charles R. Piper, 250 South Valley rd, West Orange, owner and builder. Total cost, \$48,000.

EAST ORANGE, N. J.—William Garrabrants, 343 Main st, East Orange, has completed plans for three 2½-sty frame dwellings, 24x30 ft, at 317 North Walnut st, 15 ft south of Maple st, and 377 Springdale av, for Linwood Co., O. A. Morel president, 580 Springdale av, East Orange, owner. Total cost, \$14,000.

#### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans have been prepared privately for a 2-sty reinforced concrete planing mill, 100x100 ft, at the corner of Clay and Ogden sts, for the Bailey & Alling Lumber Co., ft. Clay st, owner and builder. Cost, \$50,000.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has started plans for four 1-sty brick factory buildings on Frelinghuysen av and McClellan st for the Murray Motor Co., 19 West 4th st, Manhattan, owner. Cost, \$100,000 each. Details will be announced later.

NEWARK, N. J.—R. Botelli, 207 Market st, Newark, has plans in progress for a 3-sty brick factory building, 48x100 ft, in Plane st, near William st, for the Essex Leather Bag Co., owner, care of architect. Cost, \$50,000.

PLAINFIELD, N. J.—George H. Fisher, Jr., 236 Park av, Plainfield, has prepared plans for a 2-sty brick shirt factory, 50x115 ft, in Chatham pl, for Samuel Valentine & Co., 107 Franklin st, Manhattan, owner. Cost, \$40,000. General contract will probably be awarded without competition.

### CONTRACTS AWARDED.

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

#### DWELLINGS.

BROOKLYN, N. Y.—Gillies Campbell Co., 101 Park av, Manhattan, has the general contract for extensive alterations to the 3-sty brick and stone, residence, 25x60 ft, at 104 8th av, for H. P. Clegg, owner, on premises, from plans by G. A. Holmes, 101 Park av, architect. Cost, 30,000.

#### FACTORIES AND WAREHOUSES.

QUEENS, L. I.—Barney Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for a 4-sty reinforced concrete factory building, 55x185 ft, in the west side of 104th st, between 94th and 95th avs, for the Merit Hosiery Co., 15 West 38th st, Manhattan, owner, from plans by Block & Hesse, 18 East 41st st, Manhattan, architects.

SOUTH RIVER, N. J.—White Construction Co., 95 Madison av, Manhattan, has the general contract for alterations to the mill buildings and additions to existing structures at South River, N. J., for Sidney Blumenthal, 395 4th av, Manhattan, owner, from plans by Lockwood Green & Co., 101 Park av, Manhattan, architects and engineers. Cost, about \$200,000.

NEWARK, N. J.—Frank Hill Smith, 120 Broadway, Manhattan, has the general contract for a 6-sty brick and reinforced concrete factory building, 125x100 ft, at 223 Morris av, for Georgie Brothers, 256 Hunterdon st, owners, from plans by J. B. Accella, Union Building, Newark, architect. Cost, about \$200,000.

MANHATTAN.—R. W. Borroughs, 350 West 44th st, has the general contract for a 2-sty brick lumber storage building, 40x90 ft, for the Dykes Lumber Co., Manhattan and Brooklyn, owner, from plans by Robert A. Fash, 163 West 20th st, architect. Cost, about \$25,000.

MANHATTAN.—R. W. Borroughs, 350 West 44th st, has the general contract for alterations and additions to the 4-sty brick lumber and storage building, 50x100 ft, for the Dykes Lumber Co., owner, from plans by Robert A. Fash, 163 West 20th st, architect. Cost, \$8,000.



**BROOKLYN Metal Ceilings**

While most economical, are ceilings of character and distinction.

They range in design from the beautiful exposed beam type to the simple square panel.

Samples, estimates and special designs upon request.

Phone—Prospect 1402

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

**SAVE TIME AND WORRY**  
When Ready to Build BUILD RIGHT

We are equipped to handle mason work and general contracting of every description. Consult us when ready for estimates on new construction or alteration work.

**George Lawrence & Co.**  
1412 Herkimer St., Brooklyn, N. Y.

**IF YOU ARE BUILDING OR ALTERING**

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

**FRANK & FRANK CONTRACTING CO., INC.**

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

**For Quickest and Best Blue Prints and Photo Prints**

**THE ELECTRO SUN CO.**

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

Phone: Riverside 10437

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

**PLANS FILED FOR NEW CONSTRUCTION IN ALL BOROUGHES OF NEW YORK CITY**

**Manhattan.**

**ASYLUMS AND HOSPITALS.**  
5TH AV, e s, bet 99th & 100th, 7-sty bk hospital, 201x74, pitch & felt rf; \$700,000; (o) Mt. Sinai Hospital, 100th & 5 av; (a) Arnold W. Brunner, 101 Park av (53).

**FACTORIES AND WAREHOUSES.**  
WASHINGTON ST, 427-9, 8-sty bk factory & warehouse, 60x82, slag rf; \$125,000; (o) Saml. Weill, 194 Franklin; (a) Geo. & Edw. Blum, 505 5 av (52).

**STABLES AND GARAGES.**  
54TH ST, 415 W, 2-sty bk garage, 50x115, tar & gravel rf; \$20,000; (o) Harry Kline, 425 W 54th st; (a) Lawrence M. Rothman, 529 Courtland st (54).

**STORES, OFFICES AND LOFTS.**  
MAIDEN LA, 73-79½, & GOLD ST, 9-11, 12-sty bk office bldg, irreg. dimen., pitch & gravel rf; \$1,650,000; (o) Rebecca A. D. Wendel Swope, Mary E. E. Wendel, Ella V. E. Wendel, Georgianna G. R. Wendel, 256 Bway; (a) Wm. A. Reynolds, 351 S 87th, Mt. Vernon, N. Y. (51).

57TH ST, 43 W, 8-sty bk strs & lofts, 32x98, Barret spec slag rf; \$115,000; (o) Marion F. Holmes, 43 W 57th; (a) Chas. E. Berge, 29 W 34th (49).

**MISCELLANEOUS.**

15TH ST, 329-31 W, 1-sty bk shed, 51x34, tar & gravel rf; \$7,000; (o) G. B. Sealey's Sons, 329-31 W 15th; (a) Turner Constn Co., 244 Madison av (50).

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**  
GRAND CONCOURSE, e s, 120.5 s 172d st, 6-sty br tnt, 130x87, slag rf; \$250,000; (o) Absar Realty Co., Abraham Weisman, 2133 Daly av, pres.; (a) Chas. Kreymsborg, 309 E Kingsbridge rd (74).

**DWELLINGS.**

NEWTON ST, e s, 150 s Mosholu av, 2½-sty fr dwg, 24x28, slate rf; \$4,000; (o & a) Wm. A. Kennedy, 301 W 259th (65).

PURDY ST, e s, 35.14 n Parker st, 2-sty fr dwg, 14x24, plastic slate rf; \$1,000; (o) Jos. Spisso, 1624 Purdy st; (a) M. W. Del Gaudio, 2755 Creston av (64).

235TH ST, n s, 250 e Kepler av, 2-sty br dwg, 21x53.2, rubberoid rf; \$12,000; (o) John Buratovich, 234 E 236th st; (a) Warren G. Faries, 1339 Bristow st (66).

DECATUR AV, w s, 75 n 209th st, 2-sty fr dwg, 21x55, rubberoid rf; \$10,000; (o) Fredk. & Elise Schaepering, 3311 Decatur av; (a) Warren G. Faries, 1330 Bristow st (73).

ELIZABETH AV, n w c Kings av, 2-sty bk dwg, 37x27, asphalt shingle rf; \$8,000; (o) Lloyd White, — Minneford av, C. I.; (a) Karl F. J. Seifert, 153 E 40th (67).

GAINSBORG AV, s w c Roberts av, 2-sty t. c. dwg, 17x36, asphalt shingle rf; \$7,000; (o) Ravos Realty Co., Richard H. Arnold, 2887 Middletown rd, Pres; (a) Anton Pirner, 2069 Westchester av (69).

ROBERTS AV, s s, 50 w Mahon av, 2-2-sty t. c. dwgs, 17x36, asphalt shingle rf; \$14,000; (o) Ravos Realty Co., Richard H. Arnold, 2887 Westchester rd, Pres; (a) Anton Pirner, 2069 Westchester av (70).

UNIVERSITY AV, e s, 891.6 n Tremont av, 2-sty hollow tile dwg, 23x46, asphalt shingle rf; \$10,000; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 2045 Ryer av, Pres; (a) Moore & Landsiedel, 3 av & 148th (71).

**STABLES AND GARAGES.**

LIEBIG AV, w s, 100 s 261st, 1-sty hollow tile garage, 16.6x16.3, tar paper rf; \$1,200; (o) Dominico & Giuseppe Vaccaro, 564 W Bway; (a) A. Ventrascio, 64 Washington Sq S (68).

FORDHAM RD, s s, 167.4 w Arthur av, 1-sty br garage, 28.1x47.7, plastic slate rf; \$3,000; (o) Fredk Kummerle, 2529 Cambreling; (a) Fred L. Kummerle, 2529 Cambreling av (77).

**Brooklyn.**

**DWELLINGS.**

WEST END ST, 2978-80, w s, 224.9 s Sheepshead Bay rd, 1-sty fr dwg, 22x94, shingle rf, 2-fam; \$8,000; (o) Simon Goldstein, 2931 W 3d st; (a) Morris Perlstien, 49 Fulton av, Middle Village, L. I. (1366).

WEST 2D ST, 2984-6, w s, 262.3 s Sheepshead Bay, 1-sty fr dwg, 22x80, shingle rf, 2-fam; \$6,000; (o) Fred Weiskopf, 2928 W 3d st; (a) Morris Perlstien, 49 Fulton av, Middle Village, L. I. (1365).

WEST 2D ST, 2996-3000, w s, 349.9 s Sheepshead Bay, 1-sty fr dwg, 22x55, shingle rf, 2-fam; \$4,500; (o) Samuel Bernklow, 2849 W 3d st; (a) Morris Perlstien, 49 Fulton av, Middle Village, L. I. (1362).

E 7TH ST, 1113, e s, 140 s Av J, 2½-sty fr dwg, 22x44, shingle rf, 1 family; \$15,000; (o) Isidor Bergs, 781 Coney Island av; (a) R. T. Schaefer, 1526 Flatbush av (1475).

BAY 31ST ST, 66-70, w s, 100 n Benson av, two 2-sty fr dwgs, 20x44, shingle rf; \$17,000; (o) Lillian Simon, 35 Bay 32d st; (a) Abraham Farber, 1746 Pitkin av (1405).

WEST 33D ST, 2680, w s, 340 n Canal av, 1-sty fr dwg, 17x38, tar rf, 1-fam; \$2,000; (o) Nicholas Bartolini, 2814 W 23d st; (a) Geo. H. Suess, 1131 Gravesend av (1376).

86TH ST, 2314-20, s s, 28.6 w 34th, 4-2-sty bk dwgs, 17x45, tar rf, 1-fam; \$32,000; (o) Eastern Realty Co., Nathan Shustak, Pres., 136 Bay 23d; (a) Kallich & Subkis, 7922 — av (1490).

AV I, 1010, s s, 100 w Coney Island av, 2½-sty fr dwg, 22x44, shingle rf, 1 family; \$15,000; (o) Miller Bergs Co., Isidor Miller, Pres., 781 Coney Island av; (a) R. T. Schaefer, 1526 Flatbush av (1477).

AV J, 1010, s s, 100 w Coney Island av, 2½-sty fr dwg, 22x44, shingle rf, 1 family; \$15,000; (o) Miller Bergs Co., Isidor Miller, Pres., 781 Coney Island av; (a) R. T. Schaefer, 1526 Flatbush av (1467).

FOSTER AV, 201-5, n s, 350 w 3d, 2-sty bk dwg, 20x40, shingle rf, 1 family; \$7,500; (o) Michael De Nicola, 483 Henry; (a) Burke & Olesen, 32 Court (1479).

SHERIDAN AV, 322, w s, 130 n Sutter av, 1-sty bk dwg, 20x40, rubberoid rf, 1 family; \$3,000; (o) Josephine Canozaro, 1446 Sutter av; (a) Chas. H. Pfaff, 673 Eldert la (1483).

17TH AV, 5314-20, w s, 25 n 54th st, three 2-sty fr dwgs, 16x40, shingle rf, 1-fam; \$24,000; (o) Burwarren Bldg. Corp., T. J. Warren pres., 57 Chambers st, N. Y. C.; (a) Samuel L. Malkind, 1270 54th st (1373).

17TH AV, 5324, n w c 54th st, 2-sty fr dwg, 16x40, shingle rf, 1-fam; \$8,000; (o) Burwarren Bldg. Corp., T. J. Warren, pres., 57 Chambers st, N. Y. C.; (a) Samuel L. Malkind, 1270 54th st (1372).

**FACTORIES AND WAREHOUSES.**

WATERBURY, 151, s w c Grand, 1-sty steel factory, 19.6x42, iron rf; \$2,000; (o) J. Burkhardt, 865 Grand st; (a) A. F. Eckardt, 995 Halsey (1454).

GLENWOOD RD, 8402-4, s e c E 84th st, 1-sty fr storage bldg, 12x22; \$150; (o) Chas. Montalbano, 189 Johnson av; (a) Gilbert I. Prowler, 1959 Homecrest av (1359).

VAN SINDEREN AV, 45-53, e s, 98.7 n Atlantic av, 1-sty bk factory, 55x85, tar rf; \$28,000; (o) Schumacher Bros., 2583 Fulton; (a) Chas. Infanger & Sons, 2634 Atlantic av (1473).

**STABLES AND GARAGES.**

HENDRIX, 849, e s, 105 s Lorraine av, 1½-sty fr stable, 12x14, shingle rf; \$500; (o) Wolf Postilof, prem; (a) John O'Rourke, 65 Madison (1455).

TRUXTON ST, 67-9, n s, 39 w Eastern Parkway, 1-sty steel garage; \$285; (o) Frank W. Herman, 2119 Fulton; (a) F. A. Brohmer, 2256 Ludlow av, Bronx (1380).

WEST 10TH ST, 1814-18, w s, 100 s Av R, two 1-sty conc garages, 11x19, shingle rf; \$800; (o) John F. Churlo, 1778 W 11th st; (a) Wm. F. Kenworth, 112 E 19th st, N Y C (1410).

WEST 11TH ST, 1813-17, e s, 100 s Av R, two 1-sty conc garages, 11x19, shingle rf; \$800; (o) John F. Churlo, 1778 W 11th st; (a) Wm. F. Kenworth, 112 E 19th st, N Y C (1411).

EAST 12TH ST, 1806-20, w s, 26 s Av R, five 1-sty conc garages, 12x18; \$2,000; (o) Tidewater Realty Co., 1986 Bway, Bklyn; (a) Jos. Wallach, 1986 Bway, Bklyn (1403).

16TH ST, 580-6, s s, 243.6 e 11th av, four 1-sty bk garages, 18x20, shingle rf; \$3,200; (o) Wm. M. Calder, 1648 11th av; (a) Arthur G. Carlson, 226 Henry (1357).

EAST 19TH ST, 1100, w s, 140 n Av K, 1-sty conc garage, 20x20, shingle rf; \$900; (o) Miller Bergs Co., 781 C. I. av; (a) R. T. Schaefer, 1526 Flatbush av (1383).

EAST 19TH ST, 587, e s, 174.8 n Foster av, 1-sty conc garage, 18x20, shingle rf; \$875; (o) Mrs. A. Gair, 322 E 17th st; (a) R. T. Schaefer, 1526 Flatbush av (1384).

E 37TH ST, 625-7, e s, 90 n Av D, 1-sty fr garage, 18x20; \$500; (o) Oscar M. Vail, prem; (a) Willard Parker, 463 Tompkins av (1457).

40TH ST, 261-71, n s, 100 w 3d av, 1-sty bk garage, 100x100, slag rf; \$30,000; (o) Harry Goldberg, 1367 St. Marks av; (a) Chas. Goodman, 1399 St. Johns pl (1438).

45TH ST, 1420-4, s s, 139.9 e 14 av, 1-sty concrete garage, 25x35; \$800; (o) Yetta Diamond, prem; (a) Irving Brooks, 215 Montague (1461).

80TH ST, 1850-4, s s, 160 w 19th av, 1-sty garage; \$1,000; (o) John R. Pinover Co., 7402 New Utrecht av; (a) John Burke, 32 Court (1412).

82D ST, 1952-6, s s, 220 w 20th av, 1-sty conc garage, 11x18; \$1,000; (o) John R. Pinover, 7402 New Utrecht av; (a) John Burke, 32 Court (1441).

82D ST, 1968-72, s s, 100 w 20th av, 1-sty conc garage, 11x18; \$1,000; (o) John R. Pinover, 7402 New Utrecht av; (a) John Burke, 32 Court (1442).

AV R, 62-6, s s, 52 w W 11th st, two 1-sty conc garages, 11x19, shingle rf; \$300; (o) John F. Churlo, 1778 W 11th st; (a) Wm. F. Kenworth, 112 E 19th st, N Y C (1409).

BAY RIDGE AV, 1849, n s, 220 w 19 av, 1-sty fr garage, 10x18; \$300; (o) Max Krupinhoff, prem; (a) Willard Parker, 463 Tompkins av (1456).

BEDFORD AV, 484, n w c Morton, 1-sty bk garage, 18x25, tar rf; \$1,000; (o) Jas. Connor, prem; (a) E. M. Adelson, 1778 Pitkin av (1381).

GRANT AV, 70, w s, 391 n Etna av, 1-sty bk garage, 29x20, shingle rf; \$1,200; (o) John Baumann, 159 Linwood; (a) S. Millman & Son, 1780 Pitkin av (1387).

METROPOLITAN AV, 1011-23, n w c Morgan av, 1-sty bk garage, 11.4x100, tar rf; \$25,000; (o) Benj. E. Boley, 812 Grand st; (a) Dominick Salvati, 369 Fulton st (1553).

SEA BREEZE AV, n s, 100 w W 3d, 1-sty bk garage, 20x22, tile rf; \$1,200; (o) Albert Bonamo, 2947 W 5th; (a) Geo. H. Suess, 1131 Gravesend av (1474).

STH AV, 4402-24, w s, bet 44th & 45th, 1-sty bk garage, 200x90, slag rf; \$40,000; (o) Walter A. Heuchel, 424 75th; (a) private plans (1467).

6TH AV, 175, s w c Lincoln pl, 1-sty bk garage, 10x19, tar rf; \$800; (o) Wallace S. Newton, prem; (a) Jas. T. Brewster, 2634 E 27th st (1377).

14TH AV, 4721, n e c 48th st, 1-sty conc garage, 18x20, shingle rf; \$600; (o) Abraham Greenberg, prem; (a) Samuel L. Malkind, 1270 54th st (1370).

STORES AND DWELLINGS.

86TH ST, 2324, s w c Bay 34th, 2-sty bk dwg & str, 18.6x50, tar rf, 1 family; \$10,000; (o) Eastern Realty Co., Nathan Shustak, Pres., 136 Bay 23d; (a) Kallich & Subkis, 7922 21 av (1489).

MISCELLANEOUS.

FULTON ST, 405-21, n e c Willoughby, elec sign, 13x14.6x5x90; \$500; (o) D. A. Schulte, Inc., Arthur Mayer, V.-P., prem; (a) Sol Oberwager, 306 W 52d, Manhattan (1485).

BEDFORD AV, 2470, w s, 140 n Clarendon rd, 1-sty bk showroom, office & storeroom, 20x100, tar rf; \$7,000; (o) Wm. T. MacRoberts, 2464 Bedford av; (a) Chas. Goodman, 1399 St. Johns pl (1415).

BOWERY, 1502-4, s s, 50 w Bushman's Walk, 1-sty fr platform, "The Whip," 47.9x109.6; \$8,000; (o) est Geo. C. Tilyou, W 12th st & Surf av; (a) Chas. N. Brewster, 2721 Henry st (1429).

BROADWAY, 699-701, n e c Debevoise, elec sign, 3x4, 6.6x8, 3x10.6 to 3-sty bldg; \$950; (o) Morris Friedman & Robert Levison, prem; (a) Geo. Wagner, 120 E 114th st, N Y C (1428).

FLATBUSH AV, 116, displ 122, w s, 50.5 n 4th av, elec sign, 3x25.6, to 4-sty bk bldg; \$550; (o) Mary Ann Neary, prem; (a) Geo. Wagner, 120 E 114th st, N Y C (1422).

KNICKERBOCKER AV, 417-19, e s, 75 s Himrod, elec sign, 2x12, 1.6x5.6, to 3-sty store; \$200; (o) Peter Echhoff, prem; (a) Benedict Impellitteri, 649 W 43d st, N. Y. C. (1379).

NECK RD, 1702-26, s s, bet E 17th & E 18th sts, two 1-sty sheds, 20x50; \$1,500; (o) Benj. Morrell, 2008 Douglass; (a) Irving Brooks, 215 Montague (1420).

SUTTER AV, 443-5, displ 441, n w c Jannis, elec sign, 3x5, 1x2, to 4-sty bldg; \$125; (o) Jennie Weiss, 655 Sutter av; (a) Geo. Wagner, 120 E 114th st, N Y C (1426).

Queens.

DWELLINGS.

DUNTON.—Nebraska av, w s, 100 s Beaufort, 2-sty fr dwg, 18x38, shingle rf, 1 family, gas; \$4,500; (o) R. Fisher, 128 Lincoln av, Dunton; (a) L. Allmindinger, 20 Palmetto, Bklyn (455).

EDGEMERE.—Beh 36th st, w s, 680 n Sprayview av, six 1-sty fr dwgs, 16x45, shingle rf, 1-fam, gas; \$12,000; (o) Mere Corp., prem; (a) P. Caplan, 16 Court st, Bklyn (481 to 486).

FAR ROCKAWAY.—Sea Girt av, s w c Beach 2d, 2-sty fr dwg, 25x28, shingle rf, 1 family, gas; \$6,000; (o) Wm. R. MacLean, Beach 2d, Far Rockaway; (a) F. D. Livermore, Far Rockaway (509).

FAR ROCKAWAY.—Sea Girt av, s w c Beach 2d, 1-sty fr dwg, 22x24, shingle rf, 1 family, gas, \$4,000; (o) Wm. R. MacLean, Beach 2d, Far Rockaway; (a) F. D. Livermore, Far Rockaway (510).

FLUSHING.—Bayside av, s s, 160 w Brewster av, 2½-sty fr dwg, 33x24, shingle rf, 1 family, elec, hot air heat; \$10,000; (o) W. W. Scott & Co., Inc., 176 Chestnut, Flushing; (a) owner (502).

FLUSHING HEIGHTS.—Norwood av, n w c 28th, 2-sty bk dwg, 20x46, slag rf, 2 families, gas; \$7,000; (o) Frank Brozak, 315 E 73d, Manhattan; (a) F. Chemlik 796 2 av L. I. City (503).

FLUSHING.—17th st, e s, 100 n Laburnam av, 2-sty fr dwg, 24x46, shingle rf, 1-fam, gas, steam heat; \$7,000. (o) K. P. Holding & Developing Co., 141 W 36th st, N Y; (a) Geo. E. Filbig, 950 Madison av, N Y (516).

JAMAICA.—Harvard av, w s, 226 s Hillside av, 1-sty bk dwg, 22x38, shingle rf, 1-fam, gas, steam heat; \$5,000; (o) Elizabeth Popp, 26 Olmstead pl, Glendale; (a) J. Berger & Co., 1696 Myrtle av, Ridgewood (517).

JAMAICA.—Maure av, e s, 90 n Hillside av, two 2-sty fr dwgs, 20x43, slag rf, 2-fam, gas, hot air heat; \$20,000; & Maure av, e s, 143 n Hillside av, two 2-sty fr dwgs, 16x48, slag rf, 1-fam, gas, hot air heat; \$12,000; & Maure av, e s, 183 n Hillside av, six 2-sty fr dwgs, 16x38, slag rf, 1-fam, gas, hot air heat; \$33,000; & Maure av, e s, 303 n Hillside av, two 2-sty fr dwgs, 16x48, slag rf, hot air heat, gas; \$12,000; & Maure av, e s, 343 n Hillside av, two 2-sty fr dwgs 20x53, slag rf, 2-fam, gas, hot air heat; \$20,000; (o) Chester Ave. Bldg. Corp., 1 Chester av, Bklyn; (a) Morris Rothstein, 197 Snediker av, Bklyn (489 to 495).

L. I. CITY.—Buchanan pl, w s, 148 s Newtown av, 2-sty bk dwg, 20x56, slag rf, 2-fam, gas; \$8,000; (o) Wm. F. Leahy, 133 10th av, L. I. City; (a) F. Chemlik, 796 2 av, L. I. City (487).

L. I. CITY.—17th av, e s, 515 n Wilson av, 2-1-sty bk dwgs, 22x24, slag rf, 1 family, gas; \$6,000; (o) Veckassy & Jacob, 72 Purdy, L. I. City; (a) Jacob Berger Co., 349 13 av, L. I. City (458).

NEWTOWN.—Patterson av, n s, 100 e 23d, 1-sty fr dwg, 16x30, shingle rf, 1 family, gas; \$1,000; (o) William Busch, 36 Newtown rd, L. I. City; (a) owner (461).

NEWTOWN.—Patterson av, n s, 50 w 23d, 2-sty bk dwg, 18x40, slag rf, 2 families, gas; \$3,200; (o) Chas. Schreiber, 719 8 av, L. I. City; (a) Carl Lebing, 889 10 av, L. I. City (457).

NEWTOWN.—Patterson av, s s, 25 w 23d, 1-sty bk dwg, 25x47, slag rf, 1 family, gas; \$3,200; Maria Muller, 307 Flushing av, L. I. City; (a) Carl Lebing, 889 Steinway av, L. I. City (456).

RIDGEWOOD.—Linden st, n s, 417 e Prospect av, ten 2-sty bk dwgs, 20x55, slag rf, 2-fam, gas, steam heat; \$80,000; (o) S. & H. Investors, Inc., 2429 Myrtle av, Bklyn; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (476 to 480).

RIDGEWOOD.—Linden st, n s, 321 e Prospect av, 4-2-sty fr dwgs, 20x55, slag rf, 2 families, gas, steam heat; \$32,000; (o) S. & H. Investors, Inc., 2429 Myrtle av, Bklyn; (a) Wm. C. Winters, 106 Van Siclen av, Bklyn (462-463).

ROCKAWAY BEACH.—Grove av, w s, 160 s L. I. R. R., 1-sty fr dwg, 18x30, shingle rf, 1 family, gas; \$1,500; (o) J. Rogan, Grove av, Rockaway Beach; (a) A. H. Knoll, Jr., Rockaway Beach (500).

ROSEDALE.—Union av, w s, 50 n Grant av, 2-sty fr dwg, 18x28, shingle rf, 1 family, gas, hot air heat; \$4,000; John E. Menchen, Foster Meadow rd, Rosedale; (a) Niels C. Mortenson, Rosedale (511).

SPRINGFIELD.—Clinton av, s s, 173 e Springfield av, 1½-sty fr dwg, 26x28, shingle rf, 1-fam, gas; \$2,500; (o) Sarah A. Noels, Springfield av, Springfield; (a) A. A. Taylor, Springfield (515).

UNION COURSE.—6th st, n s, 280 e Shaw av, 4-2½-sty fr dwgs, 16x49, shingle rf, 1 family, gas, steam heat; \$16,000; (o) Lehman & Miller, 15 Baisley, Bklyn; (a) Wm C Winters, 106 Van Siclen av, Bklyn (464-465).

FACTORIES AND WAREHOUSES.

RIDGEWOOD.—Decatur st, w s, 225 s Myrtle av, 5-sty bk factory, 75x95, slag rf, steam heat, \$60,000; (o) Isidore Gottzeit, 9 Wayne, Middle Village; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (459).

STABLES AND GARAGES.

BAYSIDE.—Lamartine av, s s, 75 w 2d, fr garage; \$200; (o) Nicholas Sarno, prem (514).

COLLEGE POINT.—1st av, s e e 7th, conc concrete blk garage; \$700; (o) Dr. C. A. Stephen, prem (505).

EAST WILLIAMSBURG.—Flushing av, n s, 171 e Woodward av, 3-sty bk factory & garage, 75x111, slag rf, steam heat; \$75,000; (o) Frank Berlenbacher, 34 Suydam, Bklyn; (a) Louis Allmindinger, 20 Palmetto, Bklyn (512).

ELMHURST.—19th st, w s, 300 s Albemarle Terrace, fr garage; \$300; (o) Chas. W. Bye, prem (488).

FAR ROCKAWAY.—Sea Girt av, s w c Beach 2d, fr garage, 45x18; \$700; (o) Wm. R. MacLean, Beach 2d, Far Rockaway (508).

FLUSHING.—Ferncliff av, n s, 140 e Laurence, fr garage; \$200; (o) W. C. Bengel, prem (497).

PLANS FILED FOR ALTERATIONS

Manhattan.

BLEECKER ST, 107-13, new windows, doors, lintel in 2-8-sty bk lofts & factory; \$1,500; (o) Stephen A. Powell, 334 Hudson; (enrg) Guy W. Culin, 141 Washington pl (376).

BROAD ST, 81, remove partitions, plumb, new add sty, plumb, hgt, elect wk, stairs, elev and shaft in 5-sty bk office, store and dwg; \$30,000; (o) American Cotton & Grain Exch., 71 Wall st; (a) David S. Lang, 110 W 34th st (413).

DELANCEY ST, 46, remove wall, new beams, windows, remove partitions in 5-sty bk store and tnt; \$1,200; (o) Isak Flam, 403 5th st; (a) Otto Reissman, 147 4th av (393).

PINE ST, 84, remove partitions, cornice, store front, new shaft, vault, stairs, partitions, toilet, elect wk in 5-sty bk store and apart; \$20,000; (o) 134 Water St., Inc., 60 Wall st; (a) Louis S. Weeks, 101 Park av (390).

ST MARKS PL, 67, remove partitions, new flue, framing in 4-sty bk store and dwg; \$1,500; (a) Max Muller, 115 Nassau st (419).

SPRING ST, 173-5, new beams, columns, floors in 4-sty bk storage bldg; \$7,000; (o) Manhattan R. R., 165 Bway; (a) Chas. E. Miller, 111 Nassau (424).

STONE ST, 2-4, new ext on 7-sty bk office bldg; \$1,000; (o) Bowling Green Rlty. Corp., 37 Liberty; (a) Raphael Prager, 37 Liberty (423).

UNIVERSITY PL, 126, new mezzanine in 4-sty bk store and lofts; \$800; (o) Est. Emily M. Ward, et al, 84 William st; (a) M. Jos. Harrison, World Bldg (416).

Why Large Buildings Install MARBLELOID "The Ideal Composition Flooring"

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

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

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

Invest In Building

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

Tel. Murray Hill 7916-7

A-J Contracting Co., Inc.

ARON H. JACOBSON, Pres.

101 Park Ave. New York

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

WARREN ST, 103, remove stairs, rearrange partitions, rebuild stairs in 6-sty bk warehouse; \$2,500; (o) Eppens-Smith Co., 103 Warren st; (a) Helme & Corbett, 190 Montague st, Bklyn (399).

WASHINGTON ST, 689, remove partitions, new doors, skylight, toilet, repair, fire escapes in 4-sty bk bnt; \$8,000; (o) The Fleischmann, 701 Washington st; (a) C. Aubrey Jackson, 701 Wash st (404).

WATER ST, 26, remove fronts, new fronts, stairs windows in 5-sty bk warehouse; \$11,000; (o) The N. Y. Marine News Co., 26 Water; (a) Jacob C. Holman, 101 Park av (381).

13TH ST, 35-7 E, remove wall, new beams in 3-sty bk store and loft; \$1,000; (o) Paul A. Smith, 27 William st; (a) M. Jos. Harrison, World Bldg (402).

19TH ST, 116 E, remove front, partitions, new front, partitions, steam heat, elect wk, plumb, stairs, dumbwaiter and shaft, rooms, extend walls in 5-sty bk dwg; \$20,000; (o) Edith R. Lethaby, 111 Inverness ter, Bayswater, W. London, Eng.; Agnes G. C. A. Nash, Warrenton, Va.; Nichols C. Crosby, Pine Hills, N. Y.; Grace A. Crosby, Wuchang, China; (a) Harris V. Hartman, 125 W 16th st (391).

19TH ST, 517-19 W, remove piers, foundation walls, new girders, beams, columns in 4-sty bk warehouse; \$300; (o) Est Francis L. Ogden, 191 9 av; (a) Geo. A. Fitting, 225 5 av (371).

25TH ST, 511-17 W, new vertical freight conveyor in 9-sty bk factory; \$5,000; (o) John S. Clune, 541 W 25th st; (a) Com. J. Horgan, 934 Ogden av (401).

30TH ST, 44-50 W, & s w c Bway & 30th st, & s e c 6th av & 30th st, raise beams, remove stairs, windows, wall, rf, new str fronts, stairs, windows, doors, beams rf, girders, partitions, vent shaft, floor, alter m. p. theatre into str, 4-2-3 & 4-sty bk str, factories & m. p. theatre; \$35,000; (o) Broadway-30th St. Corp., 299 Bway; (a) Henry Regelmann, 147 4 av (372).

31ST ST, 311 E, remove partitions, plumbing fixtures, toilets, new boiler room, toilets in 4-sty bk bnt; \$7,500; (o) Mrs. Eva Spier, 59 McCombs pl; (a) Nathan Langer, 81 E 125th (382).

33D ST, 35-9 W, move stairs, new well hole in 6-sty bk store and lofts; \$1,000; (o) Maria L. Fahys, Sag Harbor, S I; (a) John C. Westervelt, 36 W 34th st (410).

34TH ST, 28 and 30 W, remove store front, new store front, door in 5-sty bk store, show rooms and offices; \$2,000; (o) Vincent Astor, 34 W 26th st; (a) A. H. Zacharius, 45 W 34th st (407).

38TH ST, 317 W, remove partitions, change front, new columns, girder, partitions, toilets in 4-sty bk apt house; \$3,000; (o) Jos B. McTeigue, 545 W 152d; (a) Rudolf Ludwig, 316 W 56th (375).

42D ST, 118-20 E, new marquise on 4-sty bk restaurant; \$300; (o) Pat. Flannery, on premises; (a) Sol. Oberwager, 306 W 52d st (411).

46TH ST, 134 W, remove partitions, walls, new ext, stairs, toilets, str fronts, girders in 5-sty bk str, offices & dwg; \$7,500; (o) Robt. R. Govine, 90 West st; (a) Math. W. Del Gaudio, 2775 Creston av (380).

56TH ST, 18 E, remove wall, new front, ext, partitions, elev, plumb, elect wk, raise 1-2-3 tier beams in 4-sty bk dwg; \$35,000; (o) Mary G. Duffy, 9 E 55th st; (a) Geo. F. Pelham, 200 W 72d st (409).

57TH ST, 18 W, new fire-escapes on 5-sty bk lofts; \$1,500; (o) Edw. Parish, 52 Wall; (a) Saml. Cohen, 32 Union sq (422).

58TH ST, 129 E, remove mullion, new stoop, show window, lintel in 4-sty bk str & dwg; \$1,000; (o) Thos. Crimmins, 129 E 58th; (a) Russell B. Smith, 50 E 42d (425).

61ST ST, 164 E, remove front, rearrange, new ext, baths in 4-sty bk dwg; \$25,000; (o) Dr. Geo. M. Parker, 164 E 61st; (a) P. J. Rocker, F. Witt, P. J. Murray, 569 5 av (426).

63D ST, 117 W, remove partitions, fixtures, new fixtures, fire-escapes, ext to 4½-sty bk dwg; \$8,000; (o) Otto Schiller, 53 W 63d; (a) Lorenz F. J. Weiher, 271 W 125th (421).

63D ST, 119-21 W, remove partitions, stoops, front, new stairs, ext, reinf floor beams in 3-sty bk dwg; \$15,000; (o & a) Arch'l Corp., 18 E 41st st (398).

72D ST, 240 W, remove stoop, partitions, new partitions in 4-sty bk apart; \$5,000; (o) Est. J. W. Dimic, 156 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (386).

72D ST, 306 E, remove walls, windows, new window, beams in 3-sty bk dwg; \$560; (o) Wm Imfeld, 306 E 72d st; (a) Frank Chimelik, 796 2 av (403).

74TH ST, 109-13 W, remove stoop, new dumbwaiter shaft, stairs, alter partitions in 3-4-sty bk dwg; \$45,000; (o) Helene McGrath, 109 W 74th; (a) P. J. Rocker, F. Witt, P. J. Murray, 569 5 av (427).

76TH ST, 211 W, remove runs, stalls, stairs, front, new stairs, partitions, elev pit, fire escapes, girders, extend elev in 4-sty bk stable; \$8,500; (o) Milton Schnaier, 209 W 76th st; (a) Waldemar Mortensen, 209 W 76th st (388).

82D ST, 47 E, remove partitions, stoops, new partitions, chimneys, floors, fire places, stairs, windows, dumbwaiter shaft in 5-sty bk dwg;

\$10,000; (o) John D. Peabody, 47 E 83d st; (o) Peabody, Wilson & Brown, 389 5 av (384).

88TH ST, 179 W, remove partitions, stairs, new vent shaft, skylight, partitions, stairs, bathrooms in 3-sty bk dwg; \$6,000; (o) Dorothy H. Gunther, 253 W 91st; (a) Rudolf Ludwig, 316 W 56th (373).

108TH ST, 100-92 W, and 107TH ST, 101-61 W, new wall, partitions, change stairs, reinf force floors in 3-sty bk stable; \$7,500; (o) Hugh Murray, 100 W 108th st; (a) Pat. J. Murray, Tuckahoe, N Y (406).

144TH ST, 459 W, remove partitions, new doors, partitions, dumbwaiter shaft in 4-sty bk dwg; \$300; (o) Etinne Ricca, 3800 Bway; (a) Sid. F. Oppenheim, 36 8 av (420).

116TH ST, 210 E, remove partitions, stairs, front wall, new str fronts, stairs, partitions, columns, girders in 4-sty bk dwg; \$8,000; (o) Louis Markovitz, 149 E 116th; (a) John F. Rieger, 154 Nassau (374).

122D ST, 108 W, remove partitions, skylight, new flue, partitions, gas range, vent skylight on 3-sty bk dwg; \$1,800; (o) Jacob Goldenheim, 108 W 122d st; (a) Rudolf C. P. Boehlen, 38 W 32d st (395).

124TH ST, 531 W, remove encroachments in front and cover with reinf coner and W I gratings to 7-sty bk apart house; \$500; (o) Thom. Laddy, 126 E 93d st; (a) Otto L. Spannbak, 116 Nassau st (394).

135TH ST, 11½ W, remove partitions, new fire escapes, stairs, partitions in 4-sty bk bnt; \$1,000; (o) Fannie B. White, 5 W 135th st; (a) P. P. White, 5 W 135th st (418).

BOWERY, 217, remove partitions, columns, new stairs, wall on 6-sty bk warehouse; \$9,000; (o) Michael Ginsburg, 132 Bowery; (a) Philip Barber, 230 Grand st (400).

BWAY, 931, remove stairs, new stairs, ceiling, floors, skylight, toilet, metal walls in 3-sty bk store and office; \$6,000; (o) Sarah Dykman, Port Jefferson, L I; (a) Sam'l Carner, 110 W 34 st (385).

BROADWAY, 187, remove walls, partitions, new walls, partitions, 2 stys, stairs, elevator, plumbing, electric work in restaurant, str & offices; \$50,000; (o) Herbert H. Hanan, 118 S av, Bklyn; (a) A. D. Seymour, 33 W 42d (377).

BROADWAY, 2531, new concrete steps, seating layout in 2-sty bk restaurant, shops & m. p. theatre; \$1,500; (o) Thos. Healey, 2531 Bway; (a) Knowles & Basso, 280 Madison av (383).

LEXINGTON AV, 686-8, remove and rearrange floors, new ext, elev shaft, elev, stairs, sidewalk lift, vault, in 2-4-sty bk dwgs; \$30,000; (o) Jos Picker, on premises; (a) J. Gescheidt & Co., 142 E 43d st (387).

MADISON AV, 121-5, remove partitions, new toilets, doors in 2-7 and 12-sty bk apart hotel; \$8,000; (o) A. H. Investing Co., 299 Bway; (a) Geo. and Edw. Blum and S. W. Katz (assoc), 505 5th av (417).

MADISON AV, 168, remove columns, store fronts, new columns, beams, store fronts, partitions, toilets, in 7-sty bk store and factory; \$3,000; (o) Adolph Shapiro, 299 Bway; (a) L. E. Denslow, 44 W 18th st (412).

MADISON AV, 448-50, remove stoops, partitions, front, new girders, columns, partitions, stairs, raise 1 and 2 tier beam in 2-5-sty bk dwgs and offices; \$40,000; (o) Almy Rlty Corp., 141 Bway; (a) Adolph Mertin, 34 W 28th st (396).

PARK AV, 1028-30, remove stoop, partitions, new stairs, partitions, vent and dumbwaiter shafts, ext on 2-4-sty bk dwgs; \$20,000; (o) S. Chas. Welsh, 213 Bway; (a) Chas. B. Meyers, 1 Union sq W (405).

PARK AV, 1028-30, remove stoop, partitions, new stairs, partitions, vent & dumbwaiter shafts, ext on two 4-sty bk dwgs; \$20,000; (o) S. Chas. Welsh, 213 Bway; (a) Chas. B. Meyers, 1 Union sq W (405).

4TH AV, 415-19, remove partitions, stairs, plumb, new stores and fronts, vent duct, windows, partitions, stairs, toilets, elev and shaft, plumb and skylight in 3-4-sty bk stores; \$25,000; (o) 415 4th Av Rlty Corp, 415 4th av; (a) Sommerfeld & Steckler, 31 Union sq (414).

4TH AV, 415-19, remove partitions, stairs, plumb, new stores & fronts, vent duct, windows, partitions, stairs, toilets, elev & shaft, plumb & skylight in three 4-sty bk stores; \$25,000; (o) 415 4th Ave Realty Corp., 415 4th av; (a) Sommerfeld & Steckler, 31 Union sq (414).

5TH AV, 503, remove stairs, new partitions in 5-sty bk store & offices; \$100; (o) Levi P. Morton, Rhinebeck, N Y; (a) Jos. Kleinberger, 17 W 42d st (408).

## HECLA IRON WORKS

ESTABLISHED 1876

### Architectural Bronze and Iron Work

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

## DISTINCTIVE MARBLE WORK

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

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

## A. R. ZICHA MARBLE CO.

813 Vernon Avenue

Long Island City

Telephone, Astoria 1930

5TH AV, 108, remove partitions, alter store front, new ceilings, floors in 3-sty bk restaurant and factory; \$5,500; (o) Rothschild Rity Co., 93 5th av; (a) Wm A. Hynd, 223 W 10th st (389).

6TH AV, 697, remove wall, new beams, columns, piers, partitions in 4-sty bk store, restaurant and dwg; \$2,500; (o) Geo. Popceor-gion, 2334 8th av, Geo. Tsapranas, 2334 8th av; (a) Kyriacos A. Kalfas, 200 7th av (397).

6TH AV, 829, remove str fronts, columns, new str fronts, columns, partitions in 3-sty bk str & hotel; \$1,500; (o) Man. Ice Co., 17 W 42d; (a) L. E. Denslow, 44 W 18th (379).

8TH AV, 474, remove piers, columns, str fronts, stairs, girders, new toilets, partitions, columns, girders, str front, stairs in 4-sty bk str, factory & dwg; \$6,500; (o) Louisa A. Christian, East Orange, N. J.; (a) L. E. Denslow, 44 W 18th (378).

8TH AV, 572, remove columns, piers, partitions, new skylight, partitions, stairs, columns, beams in 3-sty bk store and hotel; \$8,000; (o) Shophie Gottlieb, 572 8th av; (a) Jacob Fisher, 25 Av A (392).

#### Bronx.

CHISHOLM ST, 1291, 2-sty br ext, 25x20, new cols & girders to 2-sty fr stable \$3,000; (o) Frida Liesmann, 1293 Chisholm st; (a) Albert E. Davis, 258 E 138th st (46).

187TH ST, 651, 1-sty br extension, 14.9x19.10, new plumbing, new partitions to 3-sty br str & dwg; \$1,500; (o) Elizabeth Merlino, prem; (a) M. W. Del Gaudio, 1725 Creston av (43).

BROOK AV, s w c 3d av, 1-sty of br built upon 2-sty br offices; \$3,000; (o) Julius Knep-pen, 4054 3d av; (a) Moore & Landsiedel, 3d av & 148th st (47).

EAGLE AV, w s, 177.5 s 156th st, new steel beams to 3-sty factory; \$800; (o) the Ebling Brew. Co., 760 St. Anns av; (a) John P. Voelker, 979 3d av (41).

HONE AV, e s, 300 n Allerton av, 1-sty fr extension, 16x11, to 1½-sty fr dwg; \$400; (o) Emma B. Eggert, prem; (a) Wm. Hopkins, Jr., 2600 Decatur av (44).

LINCOLN AV, e s, from 132d to 133d st, new doors, windows, girders & fireproofing to three 3-sty br factories; \$4,000; (o) Summit Holding Co., Anthony Gorosa, 293 Alexander av, pres.; (a) Bruno W. Berger & Son, 121 Bible House (40).

OLINVILLE AV, 3628, new plumbing, new partitions to 3-sty fr dwg; \$1,000; (o) Onofrio Di Benedetto, prem; (a) Randolph J. Johnson, 38 Bainton av, Yonkers, N Y (42).

WILLIS AV, 472, new truss cols, girders, str fronts, toilets & new partitions to 5-sty br str & tint; \$3,000; (o) Adolph Steiner, 2076 Anthony av; (a) L E Denslow, 44 W 18th st (48).

3D AV, 4036, new str front, new toilet to 5-sty br str & tint; \$600; (o) Gustav Thomas, Leonia, N J; (a) Chas. S. Clark, 441 Tremont av (45).

#### Brooklyn.

ADELPHI ST, 4348, s w c Fulton, alt & roof tank to 7-sty bk storage bldg; \$6,000; (o) F. S. Smith, Inc., Freeborn G. Smith, pres., 450 5th av, N Y C; (a) Julius Eckman, 217 Bway, N Y C (1444).

BARTLETT ST, 78, s s, 120 e Throop av, alt & ext & int alts to 3-sty fr str & 2-fam dwg; \$3,000; (o) Samuel Blum, 175 Throop av; (a) Tobias Goldstone, 50 Graham av (1448).

COLUMBIA ST, 270, w s, 40 s Carroll, int alts & st frts to store & 2-fam dwg; \$500; (o) Maime Sindell, 272 Columbia st; (o) Cohn Bros., 361 Stone av (1388).

DEAN ST, 1195, n w c Nostrand av, int alts, foundation, add sty & int alts to 3-sty bk dwg & str; \$4,000; (o) Dr. J. A. Schmidt, prem; (a) Montrose Morris & Sons, 533 Nostrand av (1407).

FULTON ST, 579, n s, 109.7 w Flatbush av, int alts, ext to 4-sty bk storage str; \$5,000; (o) est Georgiana Keep, prem, Geo. Harvard trus.; (a) Samuel Cohen, 32 Union sq, N Y C (1430).

FULTON ST, 1755-9, n e c Reid av, int alts & st fronts & roof to 2-sty fr storage, stores, garage & 2-fam dwg; \$3,200; (o) Simon Schwartz, 1569 Broadway; (a) Koch & Wagner, 32 Court st (1482).

HERKIMER ST, 542-6, s s, 60 e Troy av, int alts & ext to 1-sty bk garage; \$3,500; (o) John T. Gevins, prem; (a) Cohen Bros., 361 Stone av (1390).

MCDUGAL ST, 55-7, n s, 133.11 w Howard av, int alts & add sty to 3-sty bk storage bldg; \$2,000; (o) Wm. Gleichmar, 244 Howard av; (a) Wm. H. Ludwig, 801 E Parkway (1361).

MANSFIELD PL, 2641, e s, 380 n Voorhies av, int alts to 1-fam dwg; \$500; (o) Albert P. Calvert, prem; (a) Harold E. Paddon, 280 Madison av, N Y (1486).

NAVY, 111, e s, 141 n Johnson, alt & ext to 3-sty bk str & 2-fam dwg; \$1,000; (o) Filippo Bianchi, prem; (a) Pasquale Gagliardi, 239 Navy (1445).

RYERSON ST, 9-11, e s, 87.9 s Flushing av, int alts & rf to factory; \$500; (o) Mergenthaler Linotype Co., 44 Ryerson st; (a) Industrial Eng. Co., 532 2d av, N Y C (1368).

UNION ST, 467, n s, 145 w Bond st, int alts & ext to 2-sty bk dwg, 1-fam; \$1,500; Frank Varrarino, 132 Union; (a) David R. Lucas, 98 3d st (1414).

VAN BRUNT ST, 283, e s, 56.3 n Pioneer, int alts & plumbing to 3-sty bk store & 2-fam dwg; \$500; (o) Jos. Natella, prem; (a) Jack Fein, 211 Snediker av (1488).

WASHINGTON AV, 480-2 n w c Gates av, int alts, exterior & plbg to two 3-sty bk dwgs, 1-fam; \$10,000; (o) Baltic Holding Corp., Henry A. Mark, pres., 128 Bway, N Y C; (a) Jos. A. McCarroll, 200 Montague st (1406).

WEST 16TH ST, 2772-4, 200 n Neptune av, alt & add sty to 2-sty conc garage; \$7,500; (o) Helen Melani, 2751 W 16th st; (a) Jas. J. Galizia, 2930 W 19th st (1447).

WEST 37TH ST, 2904, s w c Mermaid av, alt, ext & fr shed, \$750; (o) Isidore Riddifin, prem; (a) Jos J. Galizia, 2930 W 19th (1505).

BAY 28TH ST, 115 e s, 200 s Benson av, int alts to dwg, 2-fam; \$600; (o) Wm. Balter, 8720 19th av; (a) Murray Klein, 116 Grove st (1401).

86TH ST, 2049, n s, 280 w 21st av, alts & ext to str & 2-fam dwg; \$2,500; (o) B. Maron, 2051 86th; (a) Paul Lubroth, 44 Court (1502).

BEDFORD AV, 655, e s, 40 n Rutledge st, int alts and plumbing to 3-sty bk dwg, 2-family; \$800; (o) Abraham Jacobs, 591 Bedford av; (a) Henry Auerbach, 1443 E 9 st (1400).

BROADWAY, 258-60, s w c Havemeyer, alts to roof sign of bank; \$2,500; (o) First Nat. Bank, Wm. S. Feist, v. p., prem; (a) Geo. M. Painter, 431 E 23d st, N Y C (1419).

BROADWAY, 757-4, s w c Flushing av, int alts & st frts to 3-sty bk storage str; \$5,000; (o) Jos. Huber, 1 Bushwick pl; (a) Samuel Cohen, 32 Union sq, N Y C (1431).

CROPSEY AV, 1755, n e c Bay 17th st, int alts & ext & plbg to 2½-sty fr dwg, 2-fam; \$5,000; (o) Michael Fobeletti, prem; (a) Ferdnano Savignano, 6005 14th av (1418).

DEKALB AV, 849, n s, 100 e Throop av, alts, int & st fronts to 4-sty str & 3-fam dwg; \$1,600; (o) Chas. Kromer, 851 DeKalb av; (a) E. M. Adelson, 1778 Pitkin av (1510).

FLATBUSH AV, 170, w s, 80 n 5th av, elec sign, 3.4x5, to 3-sty bldg; \$250; (o) Marie Rosecrans, 39 Midwood; (a) Geo. Wagner, 120 E 114th st, N Y C (1427).

FLATBUSH AV, 79, e s, 39.11 s Rockwell pl, elec sign, 3x5, to 3-sty bk str; \$125; (o) Ascute-ney Realty, Seth H. Cutting, 1721 Av J; (a) Geo. Wagner, 120 E 114th st, N Y C (1425).

GRAHAM AV, 101, s w c McKibbey, int alts & st frts & fire escape to 3-sty bk str & 2-fam dwg; \$500; (o) Max Binder, 150 McKibbey; (a) Henry M. Entlich, 413 S 5th (1436).

JOHNSON AV, 319-33, w s, 168 n Waterbury, int alts to slaughter house; \$3,800; (o) Camille Lehman, 556 Decatur st; (a) John L. Plock, 39 Cortlandt, N Y C (1440).

MARCY AV, 416-18, n w c Walton, int alts & windows to 3-sty bk factory; \$1,500; (o) Morris Greenberg, premises; (a) Jacob Fisher, 25 Av A, N Y C (1394).

MESEROLE AV, 88, s w c Lorimer, int alts & ext alts to 3-sty bk club house & 1-fam dwg; \$12,000; (o) Lexington Council Bldg. Fund, Inc., Edw. P. Daley, pres., prem; (a) Tillon & Sons, 103 Park av (1496).

NOSTRAND AV, 738-40, s w c Park pl, elec sign, 6x6.6, to 3-sty bk dwg & str; \$275; (o) David Kener, 3 W 29th st, N Y C; (a) Geo. Wagner, 120 E 114th st, N Y C (1424).

PITKIN AV, 1432, s s, 343.7 e Eastern Park-way, alt & ext to stores & 3-fam dwg; \$2,500; (o) Samuel Cohen, 1354 East New York av; (a) Max Hirsch, 215 Montague st (1462).

SURF AV, 1001-17, n s, 72.10 w W 8th st, int alts & foundation to pavilion & restaurant; \$700; (o) Fred Kister, 2224 W 8th st; (a) Frank Schulze, 258 Kings Highway (1492).

SUTTER AV, 331, n s, 30 e Watkins st, int alts & st front to 3-sty store & 2-fam dwg; \$1,500; (o) Dora Singer, 327 Sutter av; (a) E. M. Adelson, 1778 Pitkin av (1469).

SUTTER AV, 421, n w c Powell, int alts & st fronts to 3-sty store and 2-family dwg; \$500; (o) Lasar Gransky, premises; (a) Mac L. Reiser, 1613 Pitkin av (1392).

THROOP AV, 128, w s, 60 s Whipple, int alts to 3-sty fr str & 2-fam dwg; \$500; (o) Samuel Blum, 175 Throop av; (a) Tobias Goldstone, 50 Graham av (1449).

UNION AV, 88, e s, 75 n Stagg st, int alts & stoop to 3-sty tint, 4-fam; \$2,000; (o) Sophie L. Nagin, prem; (a) Frank V. Laspia, 525 Grand (1417).

WYCKOFF AV, 329-30, n e c Palmetto, elec sign, 2.6x3, 8x2.2, to 2-sty fr dwg & str; \$175; (o) Wm. C. Edwards, Jr., 424 Herald av, Richmond Hill, L I; (a) Geo. Wagner, 120 E 114th st, N Y C (1423).

WYCKOFF AV, 41-59, n e c Starr, elev shaft & elev, 8.4x11, to 5-sty factory; \$3,500; (o) Diana Chocolate Co., John J. Ballweg, pres., 382 Jefferson st; (a) Otis Elevator Co., 250 11th av, N Y (1464).

5TH AV, 404, n w c 7th st, int alts & ext to 4-sty bk str & lofts; \$7,500; (o) Benald Realty Co., Bernard Adler, pres., 274 7th av; (a) Harold G. Dangler, 215 Montague st (1439).

3D AV, 421, n e c 7 st, int alts to factory; \$1,500; (o) Richard Von Lehr Jr, 464 E 24 st; (a) Geo Alexander Jr, 3402 Av K (1391).

3D AV, 948, n w c 36 st, int alts & st fronts to store & dwg, 2 family; \$2,000; (o) Est Mary Hayes, 427 41st st; (a) John Burke, 32 Court (1355).

14TH AV, 4721, n e c 48 st, int alts & ext & plumbing to 2½-sty fr dwg, 2 family; \$8,500; (o) Abraham Greenberg, premises; (a) Samuel L. Malkind, 1270 54 st (1571).

#### Queens.

L. I. CITY.—Elm st, 213, int alts to tint; \$1,000; (o) Anna H. Reges, prem (177).

L. I. CITY.—5th av, n e c Freeman av, 3-sty bk ext, 80x120, on rear over present ext auto service station, slag rf, int alts; \$250,000; (o) Harolds Motor Car Co., 233 W 54th, Manhattan; (a) Griffin & Wynkoop, 30 Church, Manhattan (173).

L. I. CITY.—Steinway av, e s, 280 s Grand av, building to be raised and new store built underneath; \$1,000; (o) Samuel Stivers, 556 Fox st, Bronx, N Y (179).

L. I. CITY.—1st av, 464, 2-sty fr ext, 20x15, rear dwg, tin roof, int alt; \$2,000; (o) John McKenzie, prem (183).

L. I. CITY.—11th av, e s, 400 s Winthrop av, int alt tint to provide for w c compartments; \$900; (o) Henry Schoenfeld, 892 11th av, L I City (184).

LITTLE NECK.—Jackson av, s s, 180 e Little Neck rd, plumbing in dwg; \$150; (o) Mr. Van Nostrand, prem (171).

MASPETH.—Columbus pl, s e c Grand, int alts to str & dwg; \$1,000; (o) H. Leberfeld, prem (176).

## CHESLEY

### STOCK FIRE PROOF DOORS

STANDARD SIZES CARRIED IN STOCK SEND FOR BOOKLET

#### A. C. CHESLEY CO., INC., 277 RIDER AVE., N. Y.

PHONE: ASTORIA 2984

ESTABLISHED 25 YEARS

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

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

TELEPHONE, KENMORE 2300

## RETAIL LUMBER

### CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

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



RICHMOND HILL.—122d st, w s, 108 n Jamaica av, 1 sty added to top factory, int alt; \$6,000; (o) A. L. Stone, Inc., prem; (a) J. P. Powers Co., Larkin st, Arverne (189).

**STANDARDS AND APPEALS**  
**Calendar**

**HOURS OF MEETINGS.**

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

**CALL OF CALENDAR.**

The Clerk's Calendar will be called in Room 919, on Tuesday, February 24, 1920, at 3 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, March 2, 1920, at 3 o'clock. The Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

**BOARD OF APPEALS.**

Tuesday, February 24, 1920, at 10 a. m.  
Appeals from Administrative Orders.  
32-20-A—North side of West Fordham road and Cedar avenue, the Bronx.  
Under Building Zone Resolution.  
77-20-BZ—Fifth avenue, northwest corner of 66th street, Brooklyn.

**BOARD OF STANDARDS AND APPEALS.**

Tuesday, February 24, 1920, at 2 p. m.  
Appliances Submitted for Approval.  
473-19-S—Fire Alarm Industrial Signal.  
554-19-S—Exit Door Lock.  
836-19-S—Acme Fire Alarm.  
922-19-S—Pneumercator.

**BOARD OF APPEALS.**

Tuesday, March 2, 1920, at 10 a. m.  
Under Building Zone Resolution.  
858-19-BZ—1520-1528a Fulton street, Brooklyn.

**BOARD OF APPEALS.**

SPECIAL MEETING.  
Tuesday, March 2, 1920, at 2 p. m.  
Under Building Zone Resolution.  
79-20-BZ—15-17 Bond street, Richmond.

**BOARD OF APPEALS.**

Tuesday, March 9, 1920, at 10 a. m.  
Pier Cases.  
594-19-A—Pier No. 8, North River, Manhattan.  
595-19-A—Pier No. 44, East River, Manhattan.  
480-19-A—Piers 4 and 5, North River, Manhattan.  
481-19-A—Old Pier 3, North River, Manhattan.  
877-19-A—Pier 14, North River, Manhattan.  
878-19-A—Pier 15, North River, Manhattan.  
879-19-A—Pier 15, North River, Manhattan.  
880-19-A—Pier 28, East River, Manhattan.  
881-19-A—Pier 1 (Old), North River, Manhattan.  
882-19-A—Pier 27, North River, Manhattan.  
883-19-A—Pier 29, North River, Manhattan.  
884-19-A—Pier 30, North River, Manhattan.  
885-19-A—Pier 78, North River, Manhattan.  
886-19-A—Pier 42, North River, Manhattan.  
937-19-A—Piers 37 & 38, East River, Manhattan.  
948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95587-F.)  
949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)  
950-19-A—Pier 121, foot of West street, North River, Manhattan. (Order No. 95585-F.)  
981-19-A—Piers 22-25, East River, Manhattan.  
1003-19-A—Pier 28, North River, Manhattan.  
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.  
890-19-A—Pier 70, East River, Manhattan.

**BOARD OF APPEALS.**

SPECIAL MEETING.  
Tuesday, March 9, 1920, at 2 p. m.  
Under Building Zone Resolution.  
28-20-BZ—211-221 Montgomery street, Brooklyn.

**BOARD OF APPEALS.**

Tuesday, March 16, 1920, at 10 a. m.  
Appeals from Administrative Orders.  
924-19-A—Review avenue and Thomas street, on northerly side of Newtown Creek, Blisville, Queens.  
42-20-A—Premises bounded by West avenue, East River, Nott avenue and 8th street, Long Island City, Queens.

**BOARD OF STANDARDS AND APPEALS.**

Tuesday, March 16, 1920, at 2 p. m.  
Appliances Submitted for Approval.  
965-18-S—Sypho Chemical Equipment, for premises 958-964 University avenue, The Bronx. Reopened December 17, 1918.

**THE JOHN C. ORR COMPANY**  
**LUMBER AND TIMBER, FLOORING AND CEILING**  
**OF ALL KINDS**

**INDIA, JAVA, WEST AND HURON STREETS**  
**BORO OF BROOKLYN**

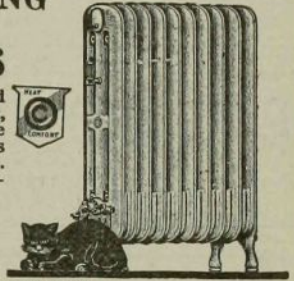
**WHETHER REMODELING OR BUILDING**  
**SAVE MONEY BY INSTALLING**  
**CLOW Gasteam Radiators**

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

**EASTERN GAS APPLIANCE COMPANY**

47 West 42nd Street, New York City  
Phones: Murray Hill 4619, Vanderbilt 3646

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



**NIEWENHOUS BROTHERS, Inc.**  
**BUILDING CONSTRUCTION**

J. H. NIEWENHOUS, President  
M. NIEWENHOUS, Treasurer

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

163RD STREET, Northwest Corner Park Avenue

NEW YORK

**ATLAS WATERPROOFING CO.**

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

507 Fifth Ave.,

New York City

**WELLS ARCHITECTURAL IRON CO.**

Manufacturers of Ornamental Iron Work

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

**LEHIGH**  
**CEMENT**

**-the National Cement**

**15 Mills from**  
**Coast to Coast**

**LEHIGH PORTLAND CEMENT COMPANY**  
ALLENTOWN, PA. CHICAGO, ILL. SPOKANE, WN.

New York, N. Y.  
Boston, Mass.  
Philadelphia, Pa.  
Buffalo, N. Y.

Jacksonville, Fla.  
Kansas City, Mo.  
Minneapolis, Minn.  
Newcastle, Pa.

Omaha, Nebr.  
Pittsburgh, Pa.  
Mason City, Iowa  
Richmond, Va.



# John P. Kane Company

TROWEL  
PORTLAND CEMENT

MASONS'  
BUILDING MATERIALS

MAIN OFFICE: 103 PARK AVENUE, NEW YORK

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

## EDWARD CORNING COMPANY, BUILDERS

52 VANDERBILT AVENUE, NEW YORK

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

# Empire Brick & Supply Co.

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

MANUFACTURERS OF BRICK AND DEALERS  
OF BRICK IN

MASONS' BUILDING MATERIALS  
Executive Offices: 103 PARK AVE., NEW YORK

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

High Grade Watchman's Service **HOLMES PATROL** Regular Post Patrol and Special Watch.  
Day and Night. Capable, Sober, Reliable,  
Efficient.  
Day Tel.: Cortlandt 10  
26 CORTLANDT STREET  
Holmes Electric Protective Company  
Night Tel.: Murray Hill 3030  
16 EAST 33rd STREET

## "McLaury for Tile"

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

D. H. McLAURY  
TILE CO., Inc.

103 Park Ave., New York

Tel. { 9764 } Murray Hill  
{ 9765 }

 **Dragon**  
PORTLAND CEMENT

The Lawrence  
Cement Company  
1 BROADWAY, NEW YORK

"CONCRETE FOR PERMANENCE"

**WATSON ELEVATOR CO. Inc.**  
ELECTRIC ELEVATORS  
Repair—Alterations

407 WEST 36th ST.

Phone Greeley 670

# A.B.S.E.E.

**ELECTRIC  
ELEVATOR  
COMPANY**

220 BROADWAY  
NEW YORK